

IMA BUILDING – OFFICE CONDO
6709 SOUTH MINNESOTA AVENUE, UNIT 20
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

FOR SALE

OFFICE CONDO – SOUTH MINNESOTA AVENUE

We open doors.



PROPERTY FEATURES:

- **1,985 useable sq. ft. (2,426 rentable sq. ft.)**
- **For Sale: \$235,000**
For Lease: \$9.75/rentable sq. ft. NNN
- Built in 2011.
- Zoned O – Office.
- Office condo located 69th Street and Minnesota Avenue.
- Beautifully finished common areas.
- Lower level office space with interior signage.
- Ample parking for entire building.
- Estimated NNNs: \$6.87/sq. ft
- Great visibility along Minnesota Avenue with a daily traffic count of 13,900 vehicles.

For More Information, Please Contact:

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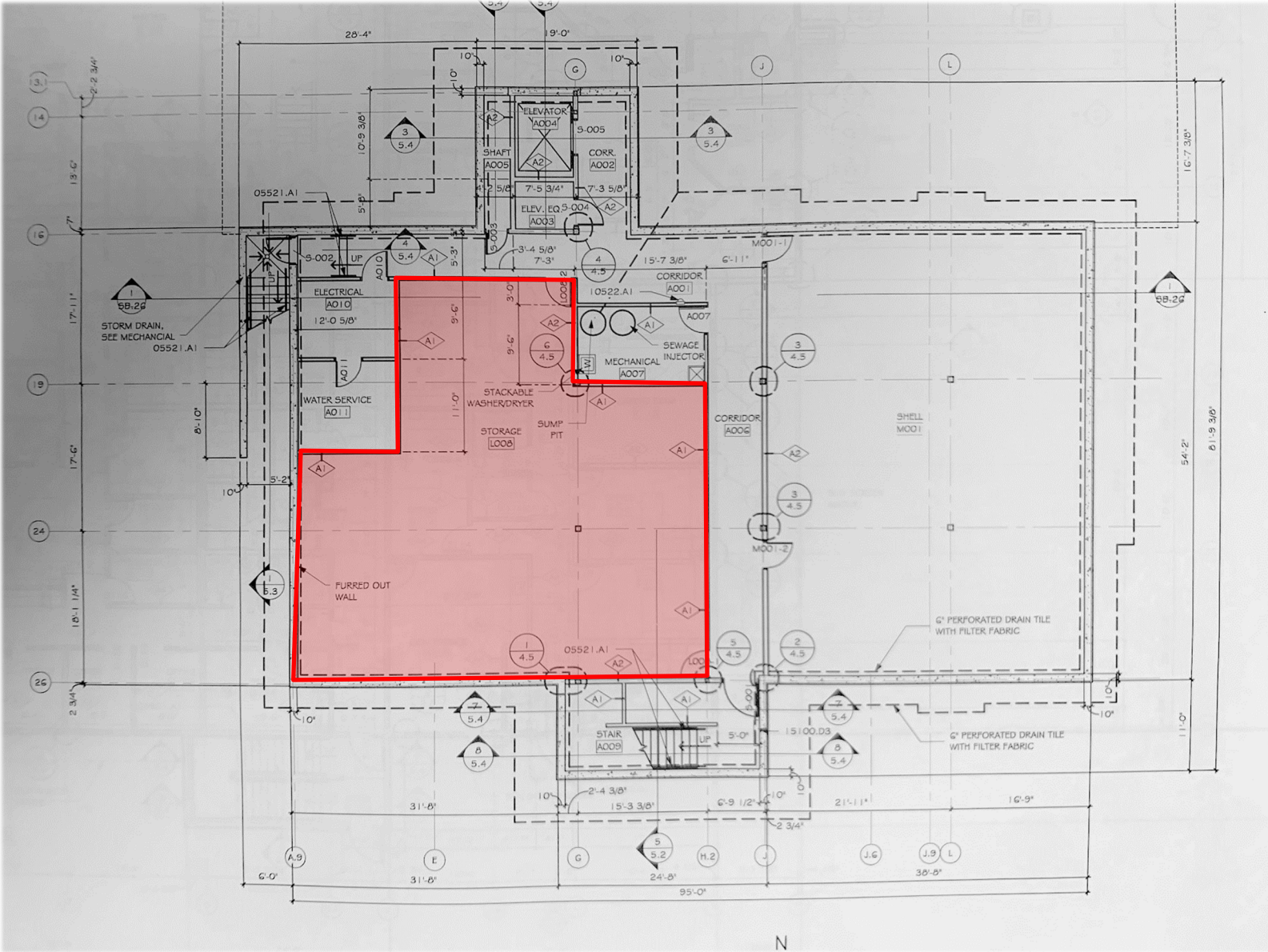


Shared Main Level Conference Room



Layout

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