

FOR SALE



MORNINGSIDE OFFICE BUILDING

OFFICE BUILDING

Bender
COMMERCIAL



2015 SOUTH SAINT AUBIN STREET
SIOUX CITY, IA



3,333 SF
(MAIN LEVEL)



\$425,000

- Recently vacated bank building located in the Morningside neighborhood in Sioux City.
- 22,500 SF lot. Building constructed in 1957; remodeled in 2017.
- Main level consists of large open flex area, cubicle area and four (4) private offices.
- Lower level has large open space, restrooms, storage and breakroom.
- Parking ratio of 1:140.
- New updates include new roof (2020), new teller line and parking lot (2017), exterior paint (2016) and parking lot lights (2013).
- Deed restrictions preventing financial use - may be waived for local community bank.
- Contact agent for showing instructions.

NICK GUSTAFSON, CCIM | nick@benderco.com | 605-782-1668



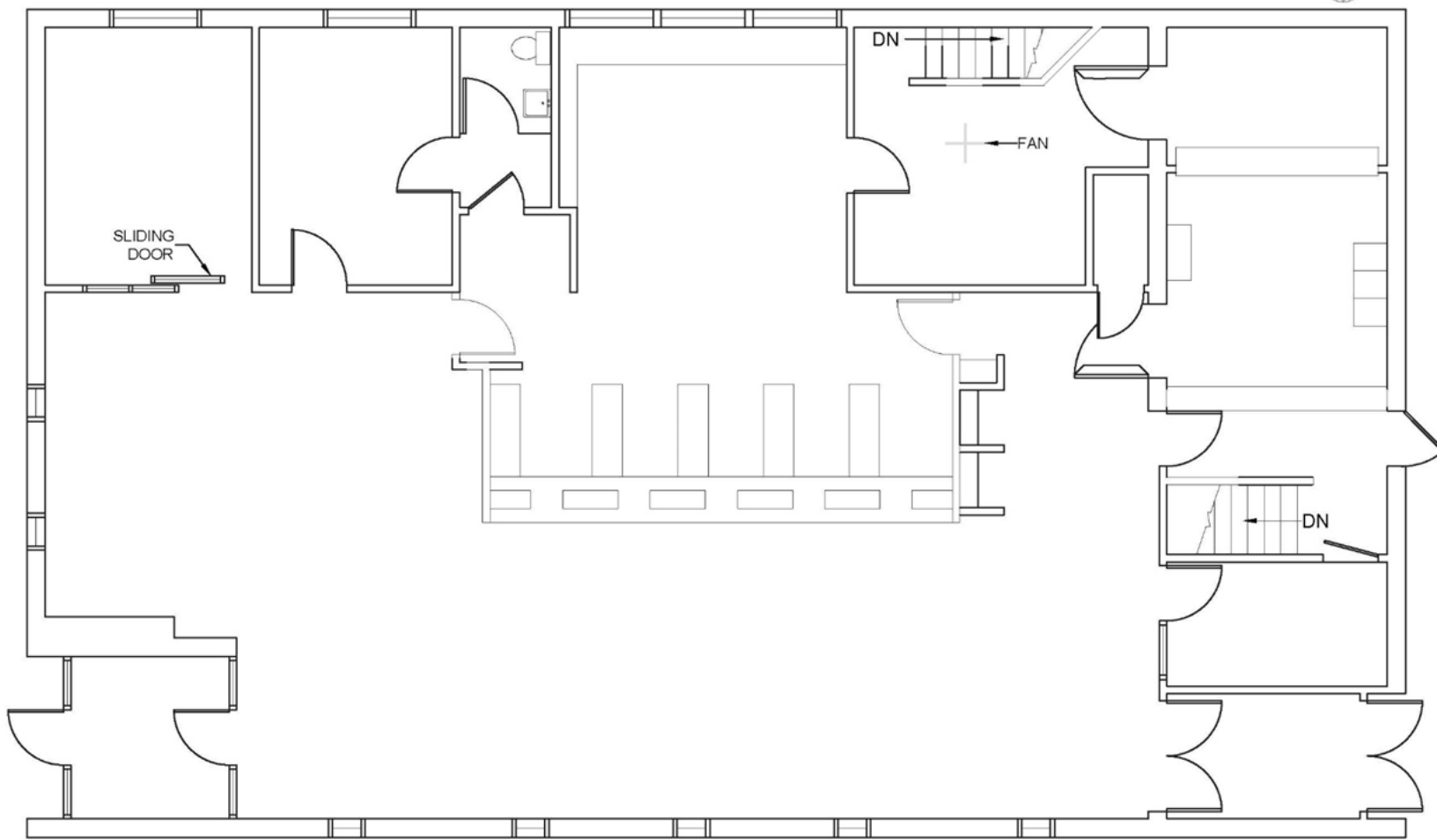
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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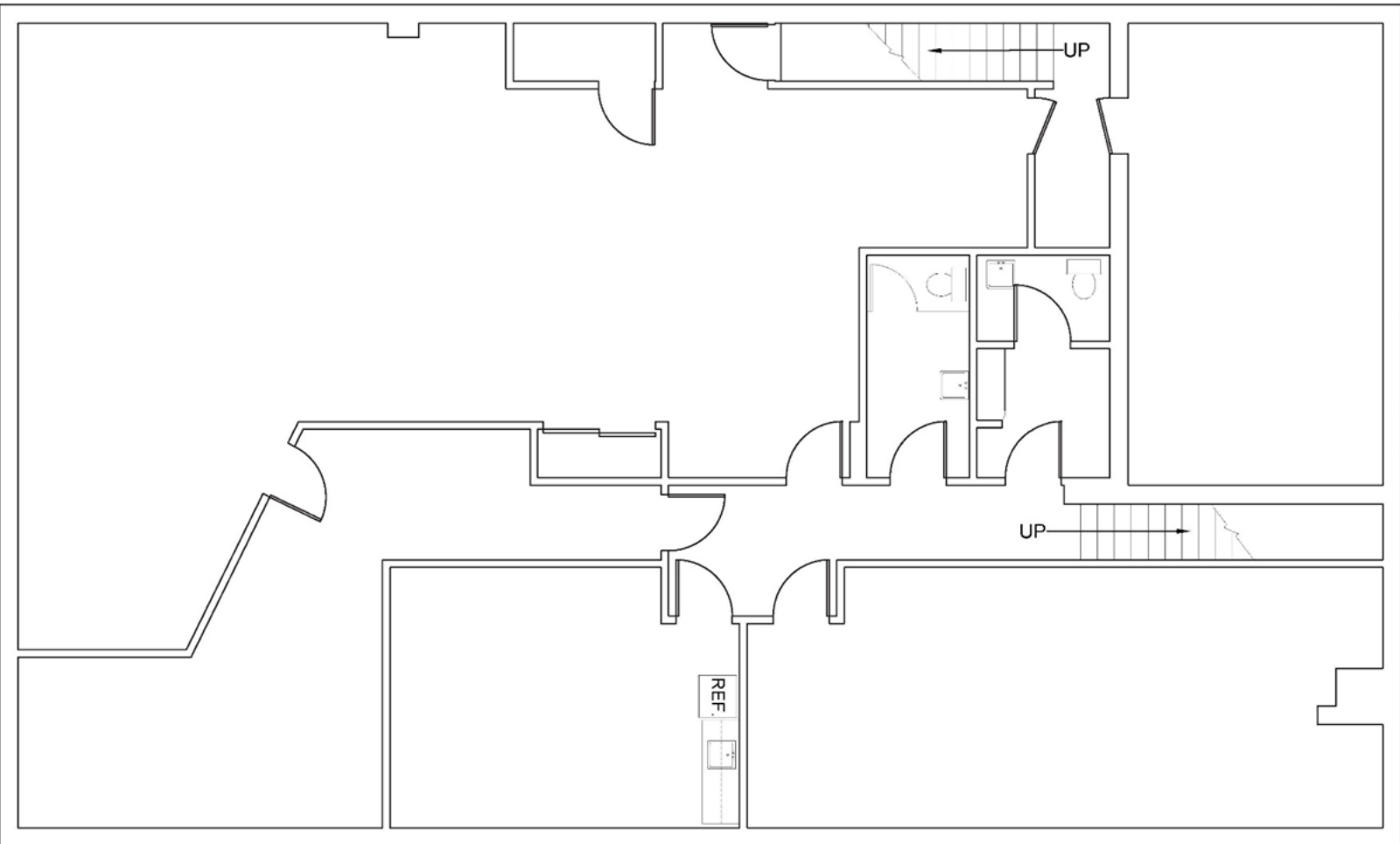
MAIN LEVEL



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LOWER LEVEL



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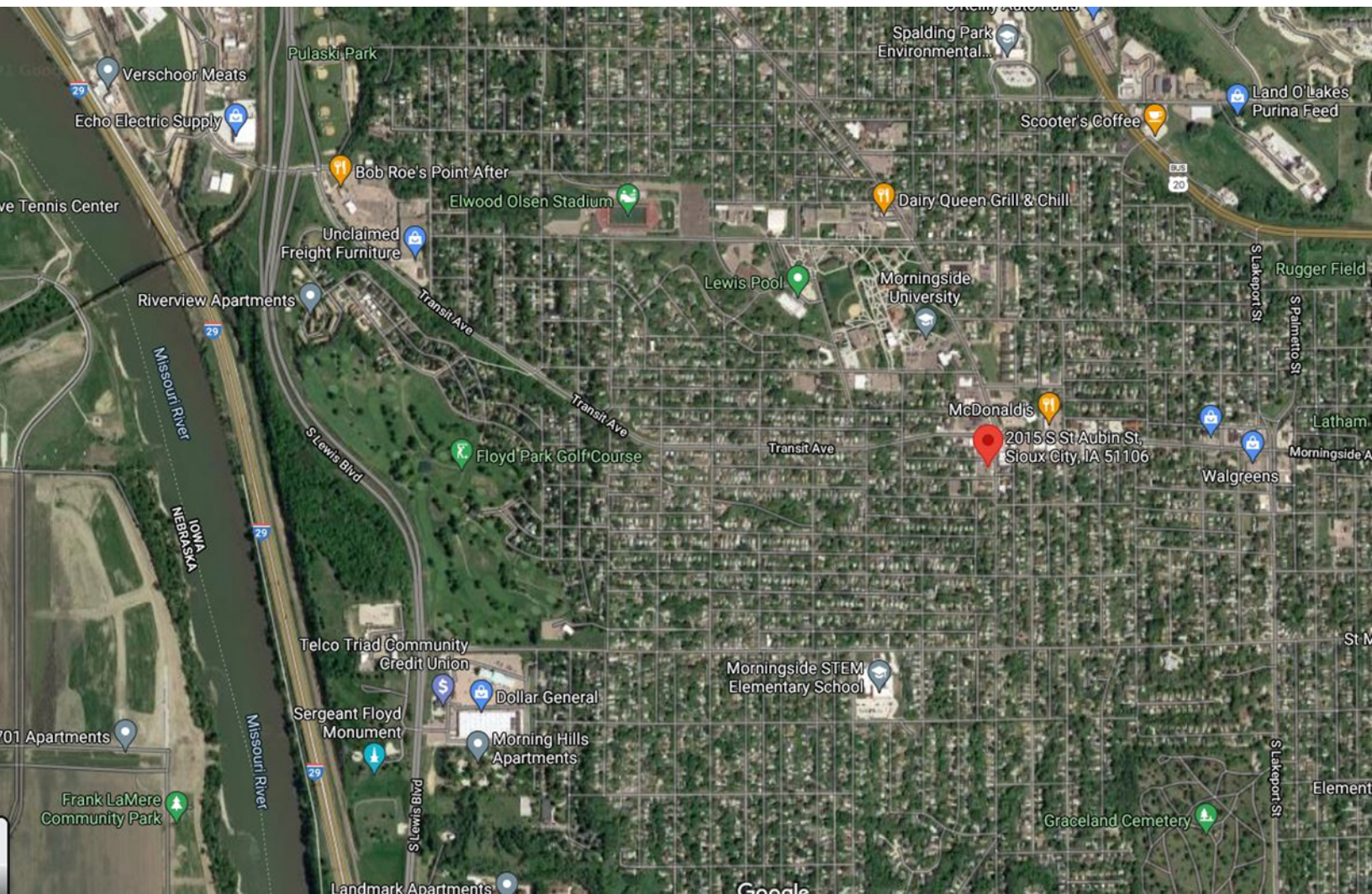
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