



FOR SALE | OFFICE CONDO | 6709 SOUTH MINNESOTA AVENUE, SUITE 205 | SIOUX FALLS, SD

IMA BUILDING OFFICE CONDO SUITE 205

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- **3,552 RSF (2,810 USF)**
- **For Sale: \$795,000 (\$223.82/SF)**
- Built in 2011
- Zoned O – Office
- Office condo located near 69th Street and Minnesota Avenue.
- Space has lobby/waiting area, three (3) private offices, four (4) exam rooms, breakroom, multiple work areas and in-suite restrooms.
- Beautifully finished common areas.
- Ample parking for entire building.
- Estimated NNNs: \$6.57/SF
- Great visibility along Minnesota Avenue with a daily traffic count of 13,900 vehicles.
- **Negotiable Sale-Leaseback – contact Broker for details.**

Bender Commercial Real Estate Services

305 West 57th Street
Sioux Falls, SD 57108
(605) 336-7600
www.benderco.com



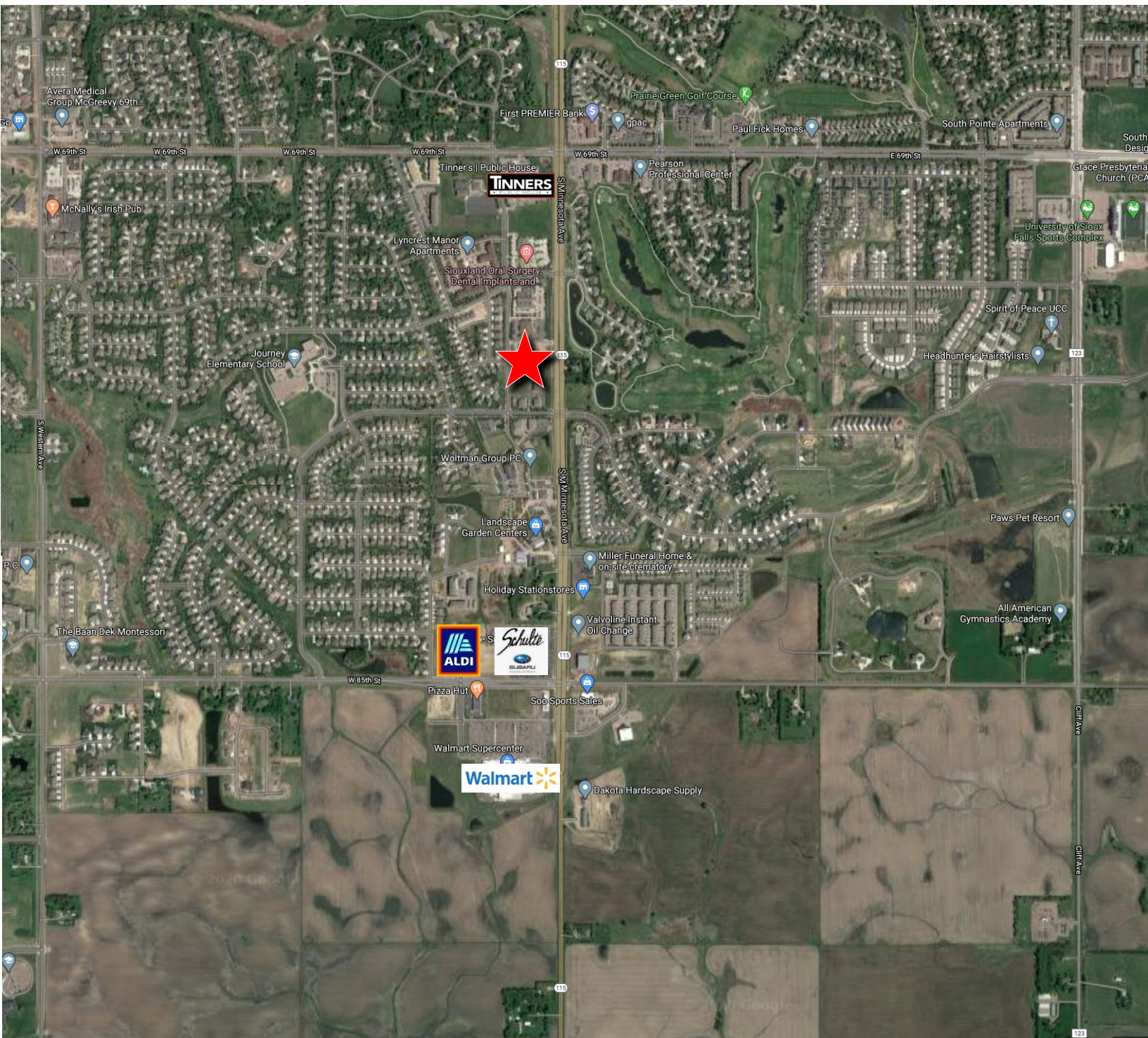


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