

REDUCED PRICE



FOR SALE | OFFICE / INSTITUTIONAL | 407 NORTH SPRING AVENUE | SIOUX FALLS, SD

VOA DAYCARE BUILDING

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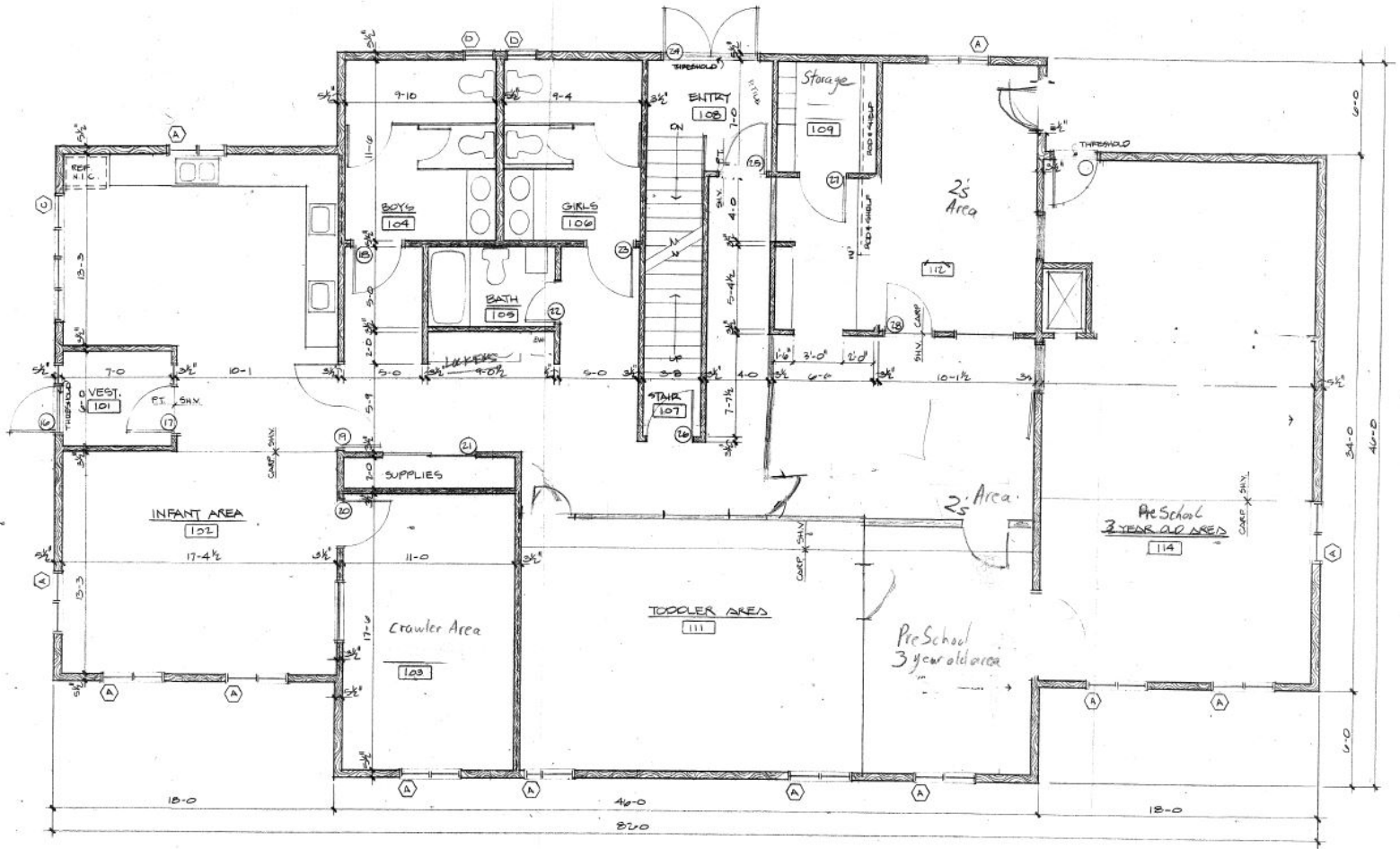
- **For Sale: \$725,000**
- **10,020 SF (3 Levels)**
- Land Size: 29,700 SF
- Built in 1983.
- Currently zoned S-1 Institutional.
- Fully equipped daycare facility located in the heart of Sioux Falls.
- Three levels with multiple classrooms, office space, full commercial kitchen, storage and restrooms.
- Two playground areas.
- Quick access to downtown Sioux Falls and Minnesota Avenue.
- FF&E negotiable – 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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MAIN LEVEL FLOORPLAN

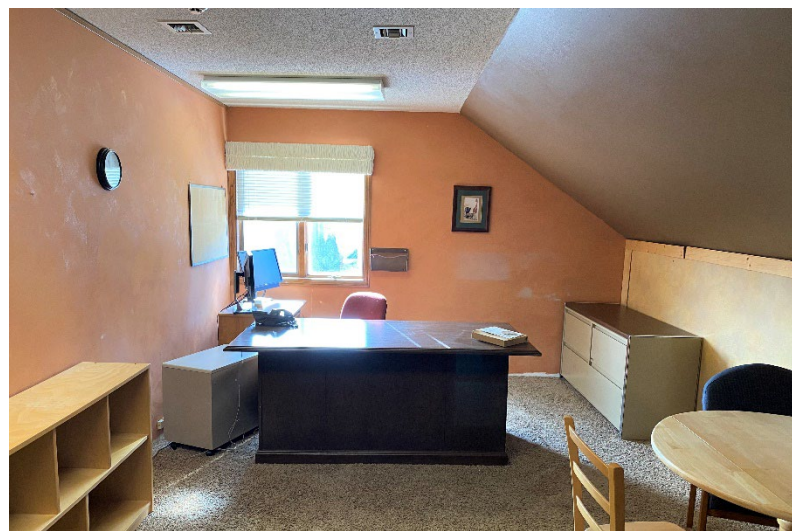
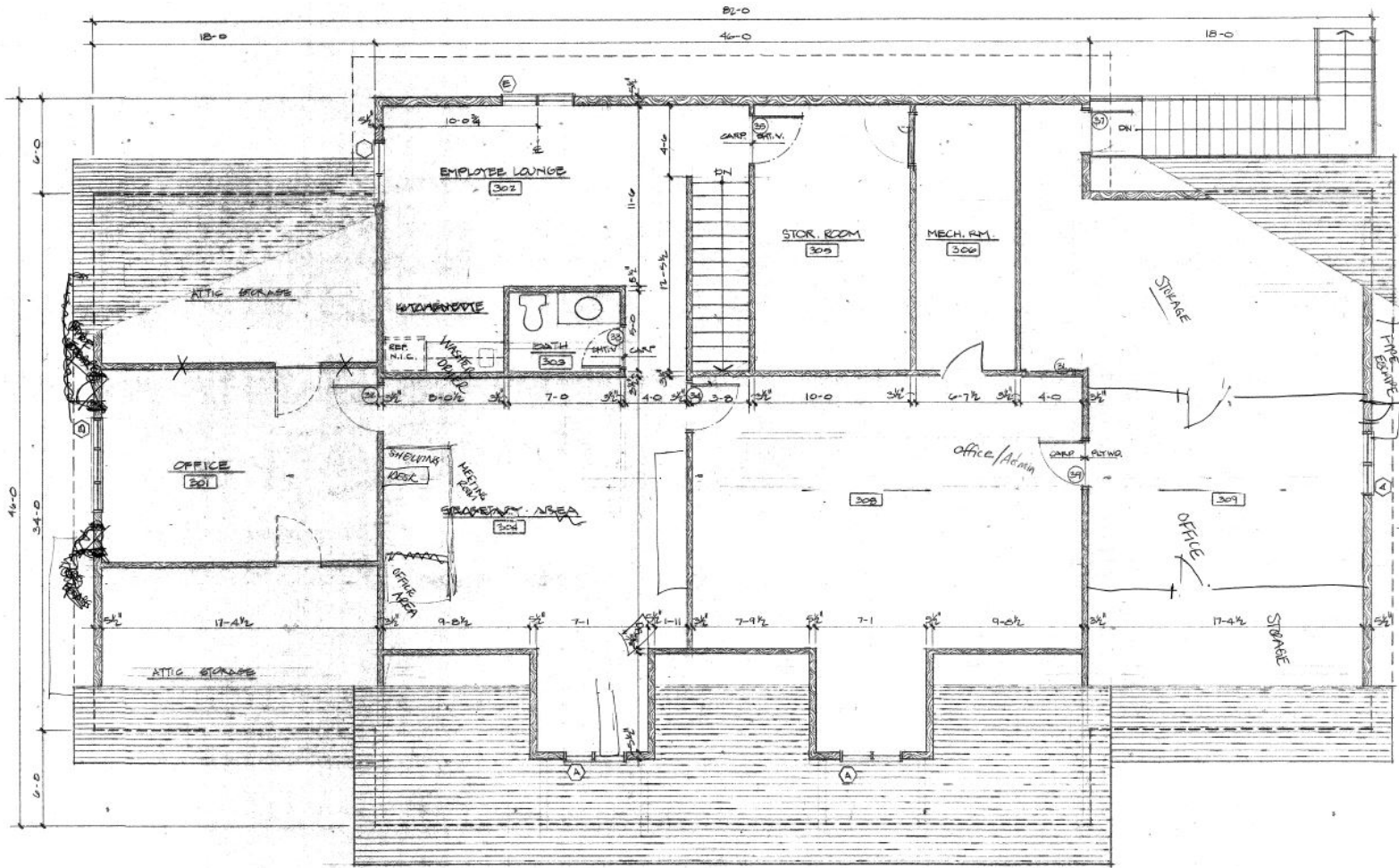


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UPPER LEVEL FLOORPLAN



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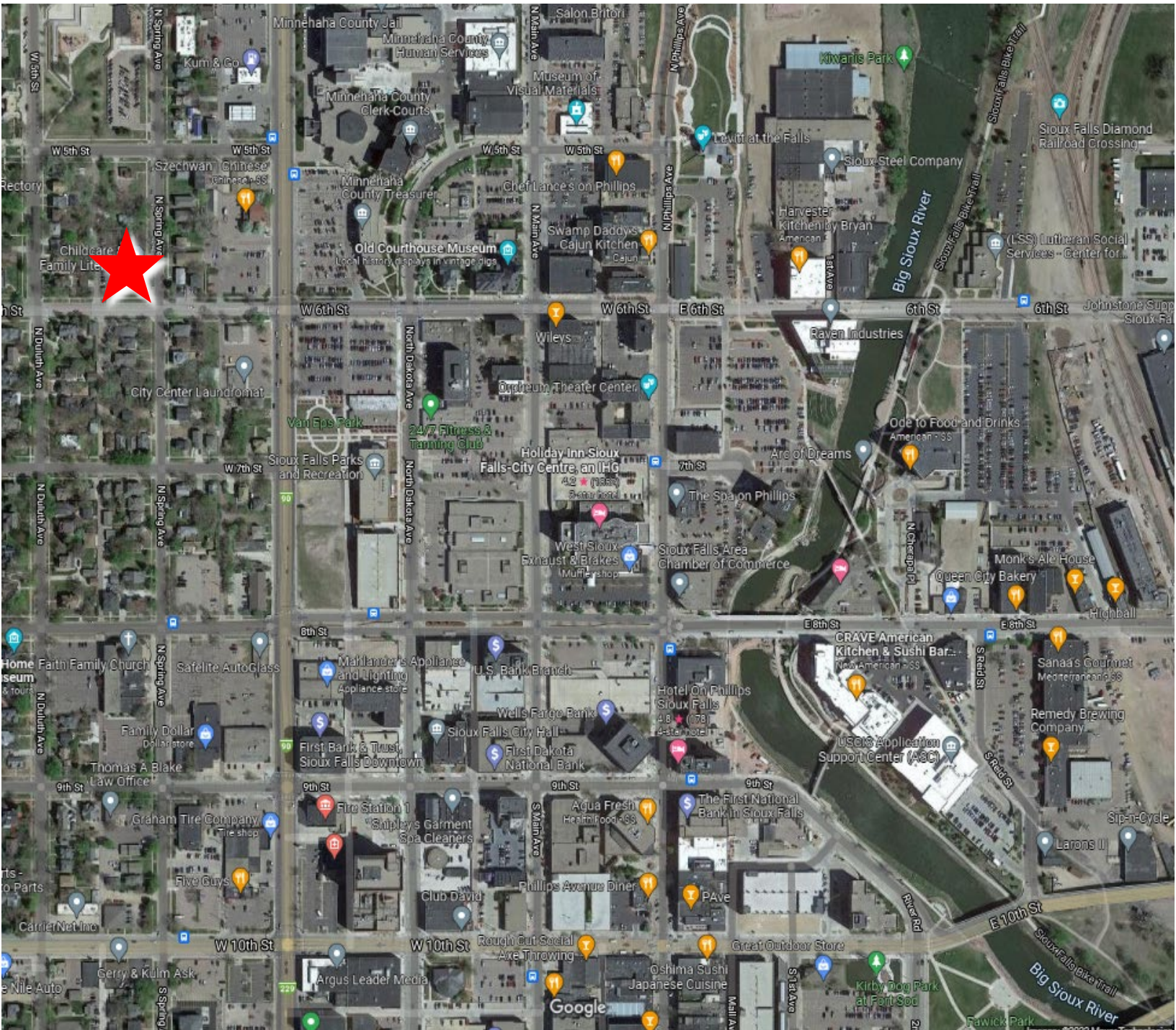


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