

**FOR SALE**



# WEST VALLEY OFFICE BUILDING

## OFFICE PROPERTY

**Bender**  
COMMERCIAL



1500 WEST 51ST STREET  
SIOUX FALLS, SD



15,794 SF



\$2,300,000

- Professional office building located in south Sioux Falls.
- Multiple tenancy with two (2) vacancies - contact broker for details.
- Common area restrooms.
- Parking ratio of 1 space per 240 square feet.
- Monument and interior signage.
- Easy access to 41st Street, Minnesota Avenue, Western Avenue and I-229.
- Perfect for an owner-occupant.
- Built in 2000. 1.33 AC +/- lot size.
- Contact broker for detailed lease information.

**BOBBIE TIBBETTS** | [bobbie@benderco.com](mailto:bobbie@benderco.com) | 605-670-9455



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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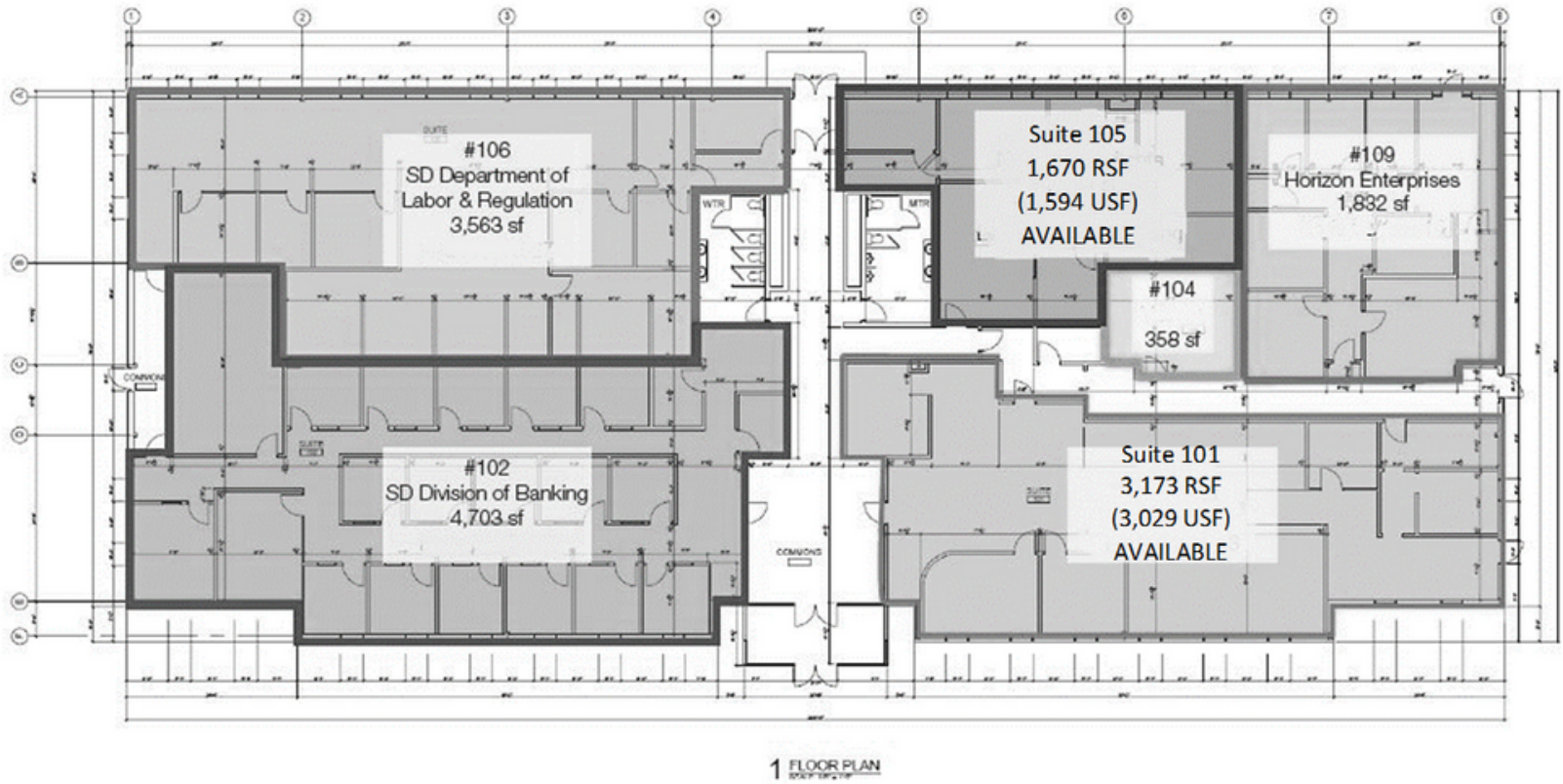




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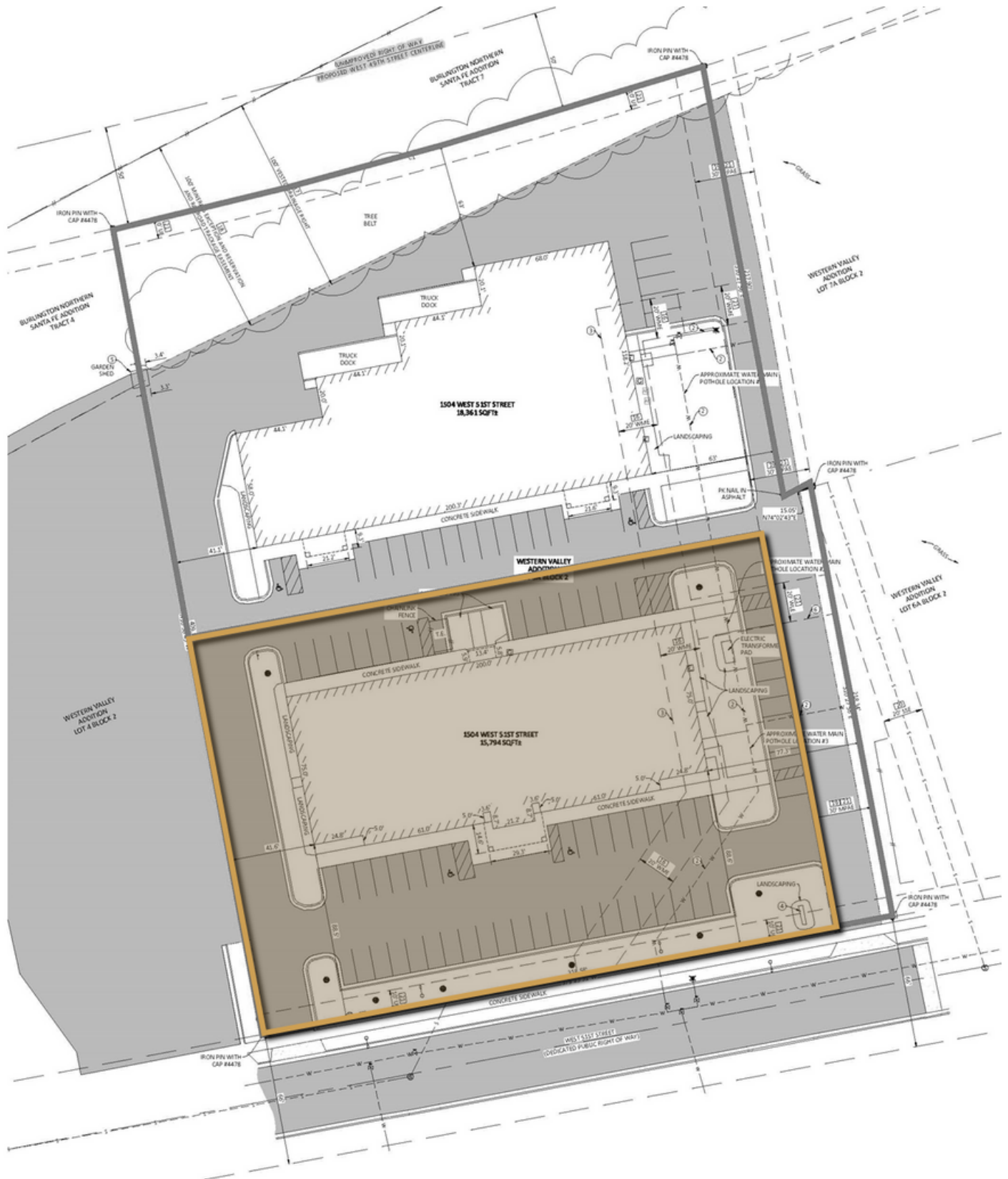
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