

**FOR SALE**



# DELL RAPIDS OFFICE

OFFICE SPACE

**Bender**  
COMMERCIAL



**108 WEST 4TH STREET  
DELL RAPIDS, SD**



**5,670 SF**



**\$950,000**

- Office building available near Dell Rapids main thoroughfare.
- Main level (2,835 SF) was previously configured for dental use with reception area, open area that previously accommodated six (6) operatories, two (2) private offices, breakroom and two (2) restrooms.
- Lower level (2,835 SF) has open work area, three (3) large private offices (one with an in-suite restroom and shower), breakroom, restrooms and unfinished storage area.
- Lower level is currently leased - contact broker for details.
- Ample on-site parking.
- Perfect for an owner-occupant with additional income.
- Nearby businesses include Dairy Queen, Dells Auto, Casey's, Great Life, and Subway.

**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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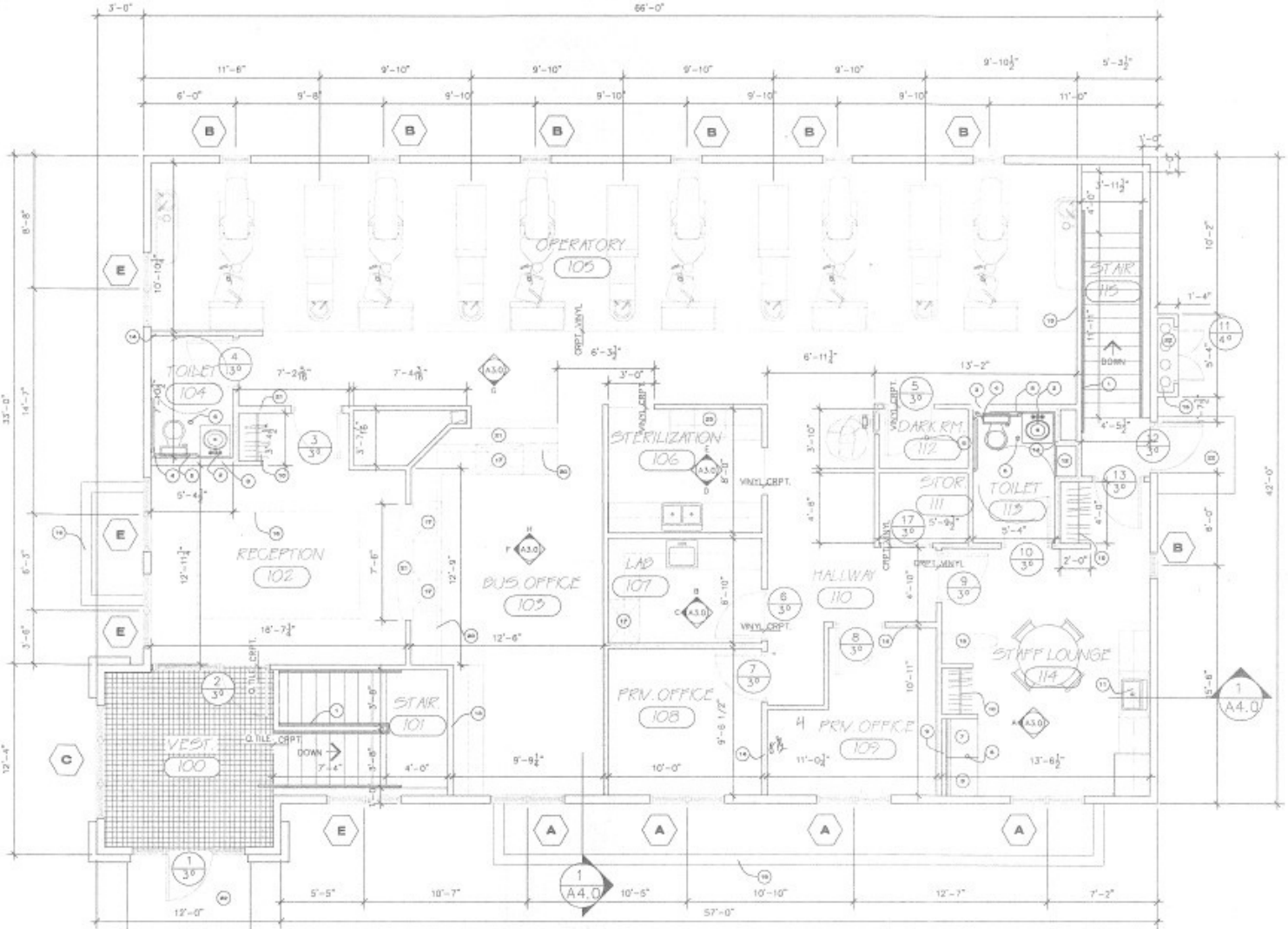
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## MAIN LEVEL FLOOR PLAN



**1 MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
SQUARE FOOTAGE: 2840 SQ. FT.



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