

FOR SALE



HOPE LUTHERAN PROPERTY

OFFICE/DAYCARE BUILDING

Bender
COMMERCIAL



**1733 SOUTH SHERMAN AVENUE
SIOUX FALLS, SD**



4,572 SF



\$499,000

- Office/Daycare property located near the corner of 26th Street and Cliff Avenue.
- Building has two (2) large open areas, kitchen, one private office and restrooms.
- 25,608 SF lot.
- Zoned O-Office.
- Large fenced-in area.
- Parking ratio of 1 space per 269 SF (17 on-site spaces). Additional street parking available.
- Highly visible location with a daily traffic count of 11,000 vehicles along 26th Street.
- Easy access to Cliff Avenue and I-229.

BRADYN NEISES, SIOR

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605-579-0189

MICHAEL BENDER, CCIM, SIOR

michael@benderco.com
605-782-1662



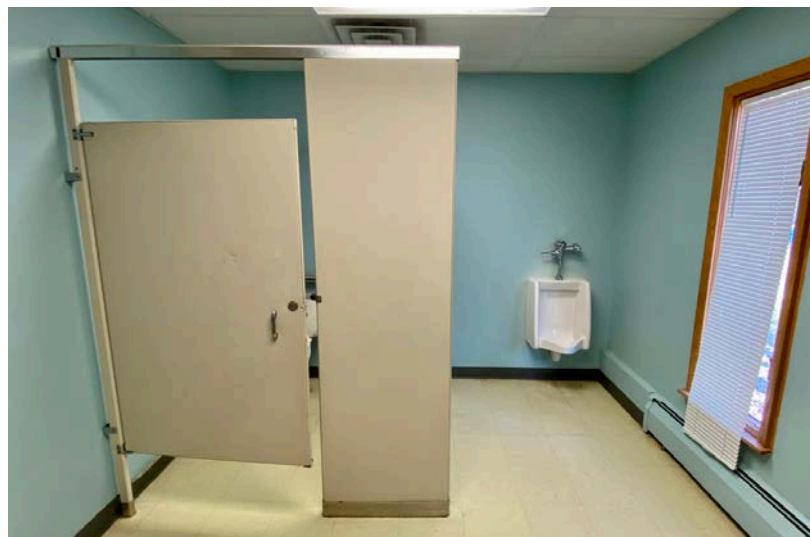
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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