



FOR SALE

DAKOTA AVENUE BUILDING

DOWNTOWN OPPORTUNITY: RETAIL/OFFICE/LOFTS

Bender
COMMERCIAL



**106 SOUTH DAKOTA AVENUE
SIOUX FALLS, SD**



13,200 SF



\$1,750,000

- Multilevel building located in the Sioux Falls Downtown Historic District.
- Built in 1905.
- 6,600 SF per floor, equipment elevator, and ample power.
- Unfinished 2nd level with original wood floor, exposed wood beams, potential for windows in all four directions, and exposed brick.
- Wide open main floor with 12' overhead door off Dakota Ave, two (2) restrooms and 16' ceiling.
- Lower level with double garage door off the alley and potential for conditioned parking or storage.
- Conveniently located near City Hall, shopping, restaurants, entertainment, and public parking options.

ISAAC JORGENSEN

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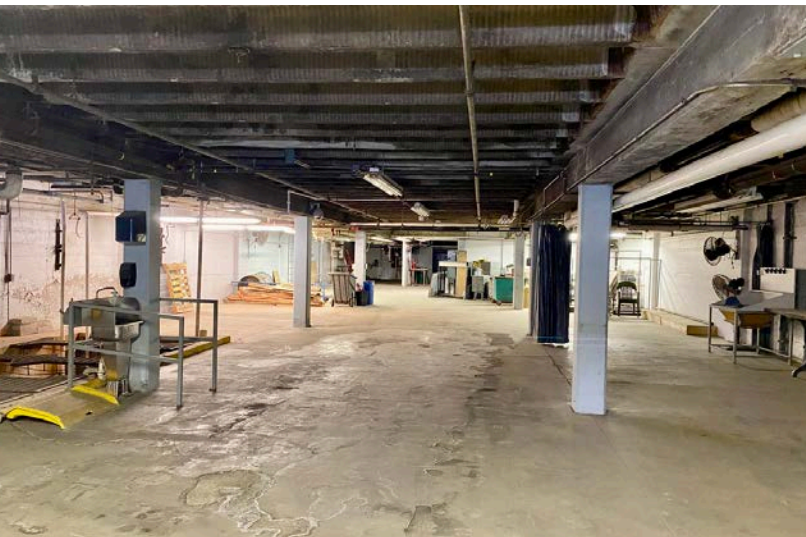
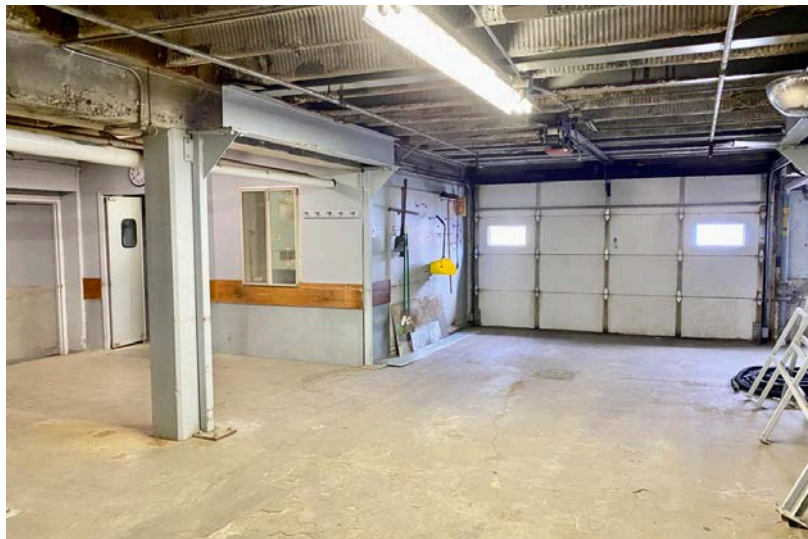
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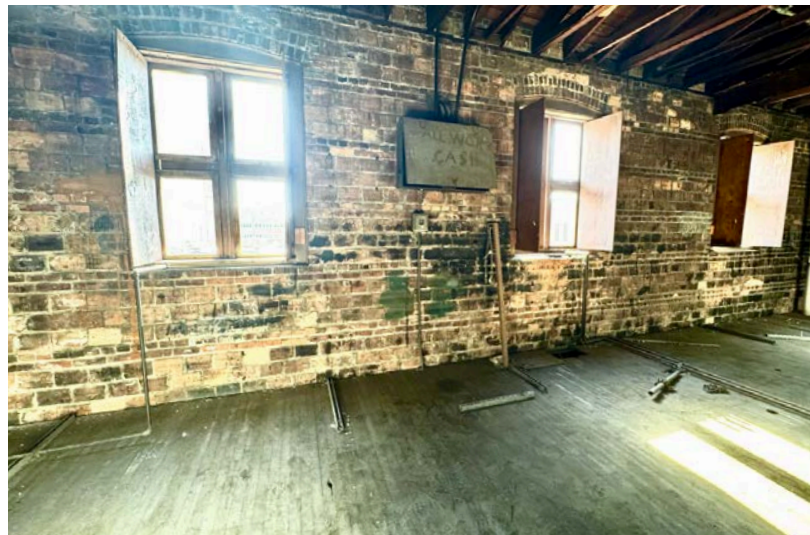
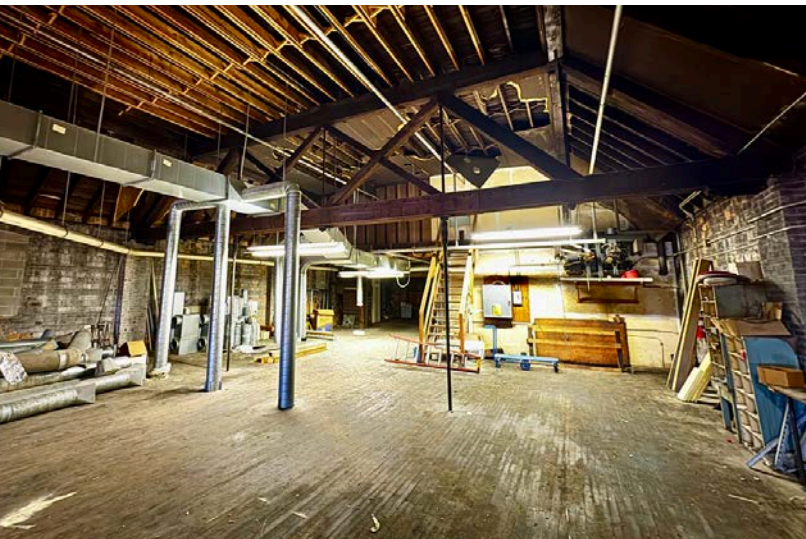
MAIN AND LOWER LEVELS



DAKOTA AVENUE BUILDING



2ND FLOOR



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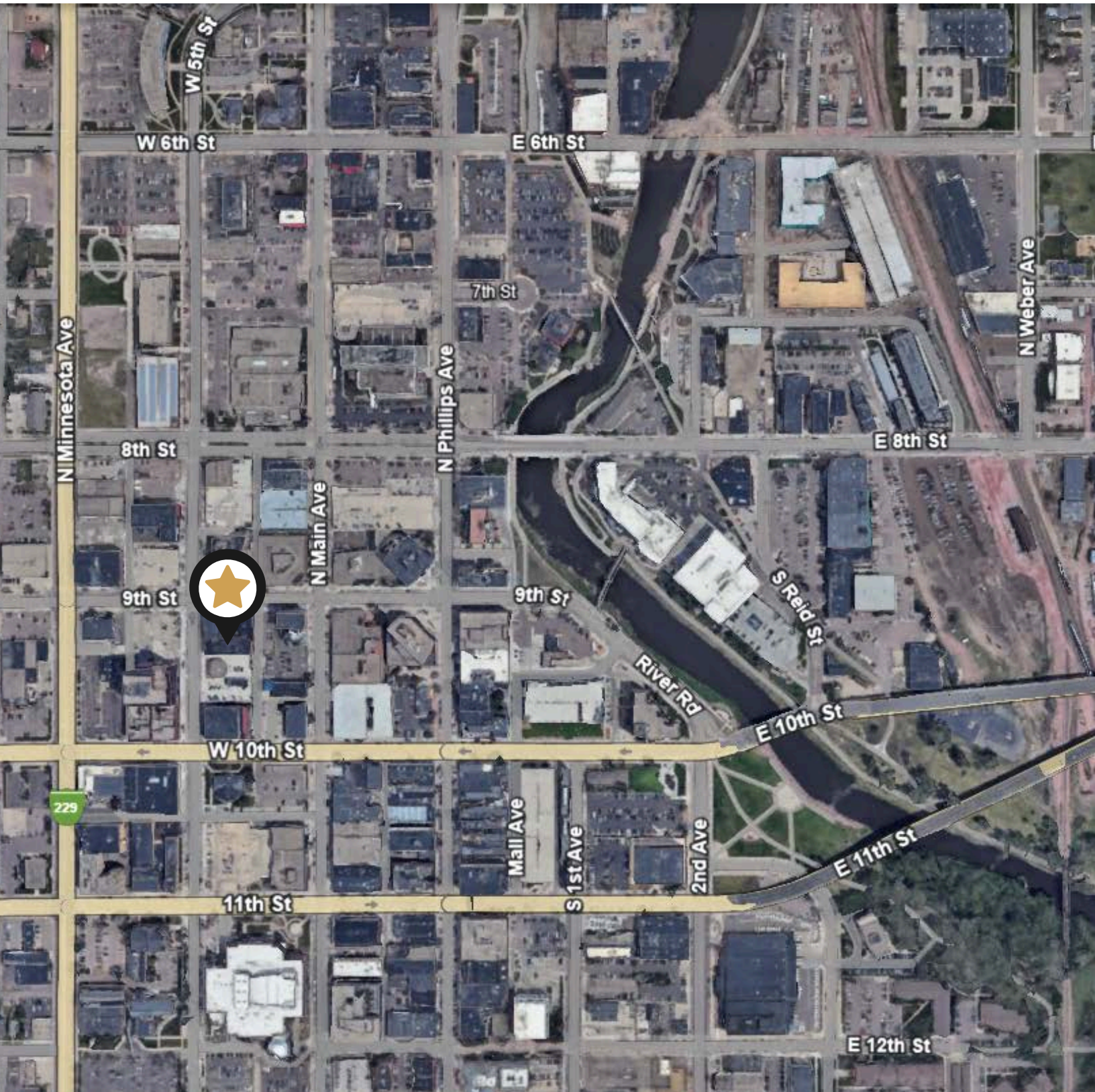
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