

FOR SALE



3RD AVENUE FLEX BLDG

FLEX BUILDING

Bender
COMMERCIAL



2016 NORTH 3RD AVENUE
SIOUX FALLS, SD



8,560 SF



\$549,999

- Flex building conveniently located between Cliff Avenue and Minnesota Avenue in north central Sioux Falls.
- 4,500 SF of heated shop/storage space with a 10' overhead door.
- 2,960 SF of garage space with four (4) garage doors and in-floor heat.
- 1,100 SF of office space with reception area, three (3) private offices, conference room and two (2) restrooms.
- Fenced yard with paved parking.
- New roof in 2015.
- Zoned I-1 Light Industrial.

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