

FOR SALE/LEASE



LIPTON FLEX BUILDING

OFFICE/FLEX BUILDING

Bender
COMMERCIAL



**100 LIPTON STREET
TEA, SD**



**4,360 SF BUILDING
24,510 SF (0.56 ACRES)**



**\$835,000
\$14.00/SF NNN**

- Office/flex building located on the corner of Lipton Street and North Main Avenue just off of 271st Street in Tea.
- Perfect for owner-occupant use.
- Office area (2,860 SF) includes a reception area, four (4) private offices, storage rooms, break area and restrooms. One office features a private restroom and shower.
- Shop area (1,500 SF) is insulated and heated and includes one (1) overhead garage door, floor drain, and restroom.
- Ample fenced outdoor storage (1,140 SF).
- Lot size: 24,510 SF (0.56 acres)
- Contact broker for details.

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

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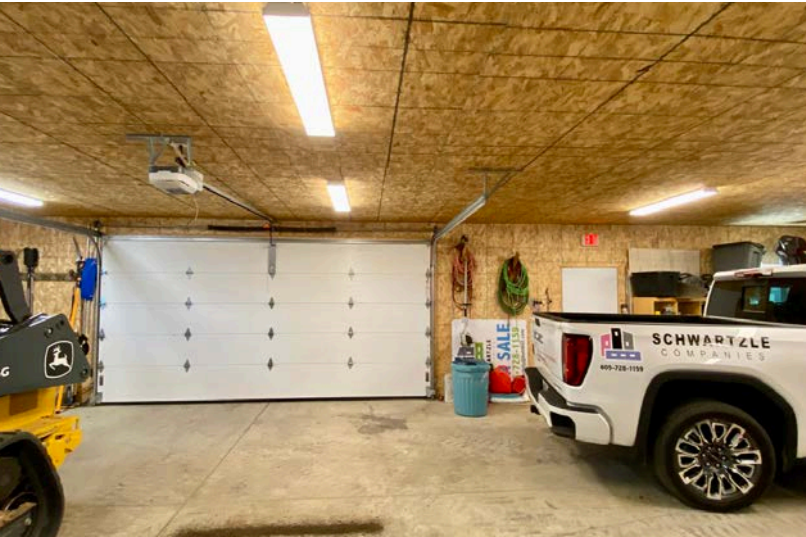
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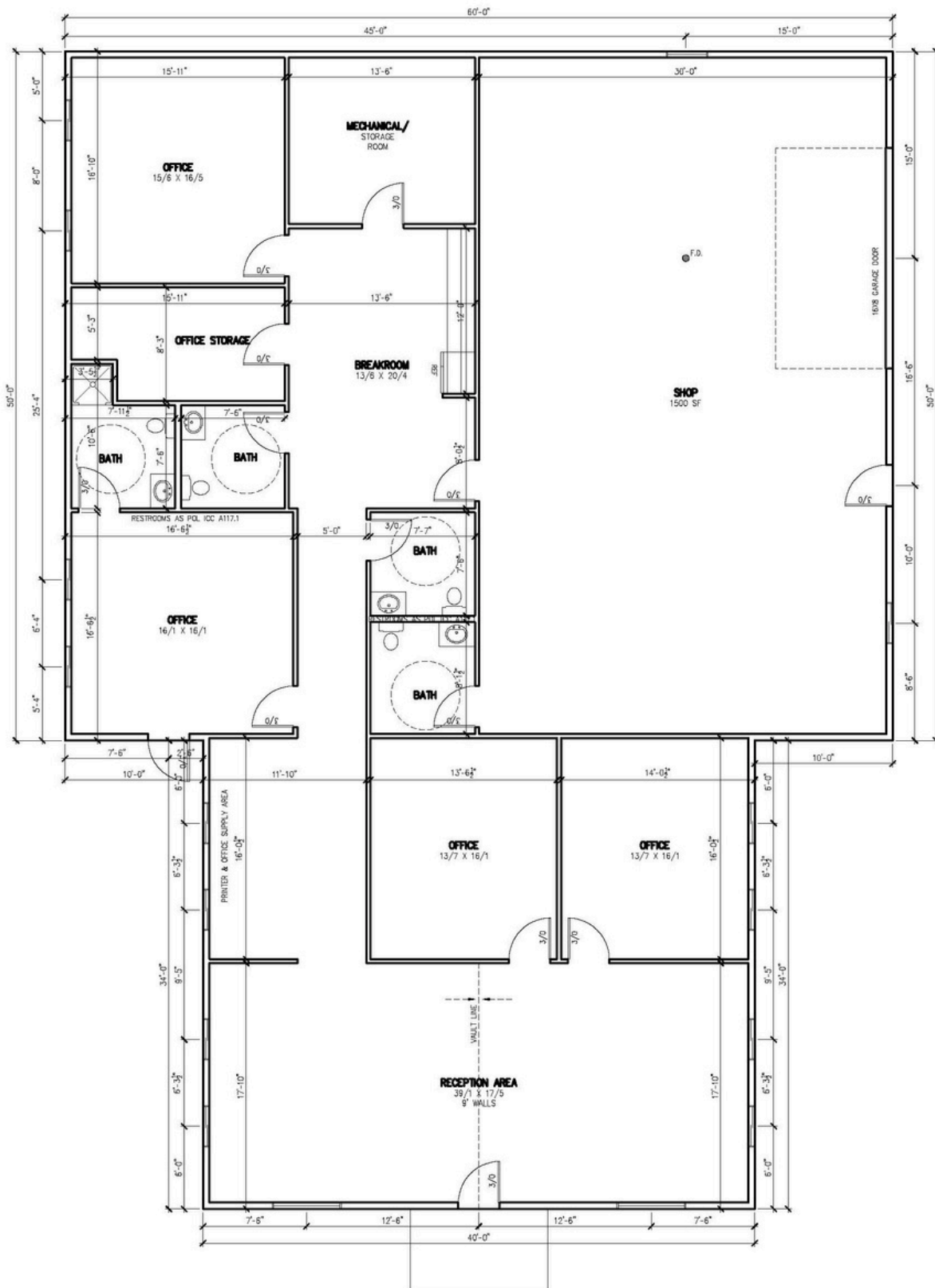
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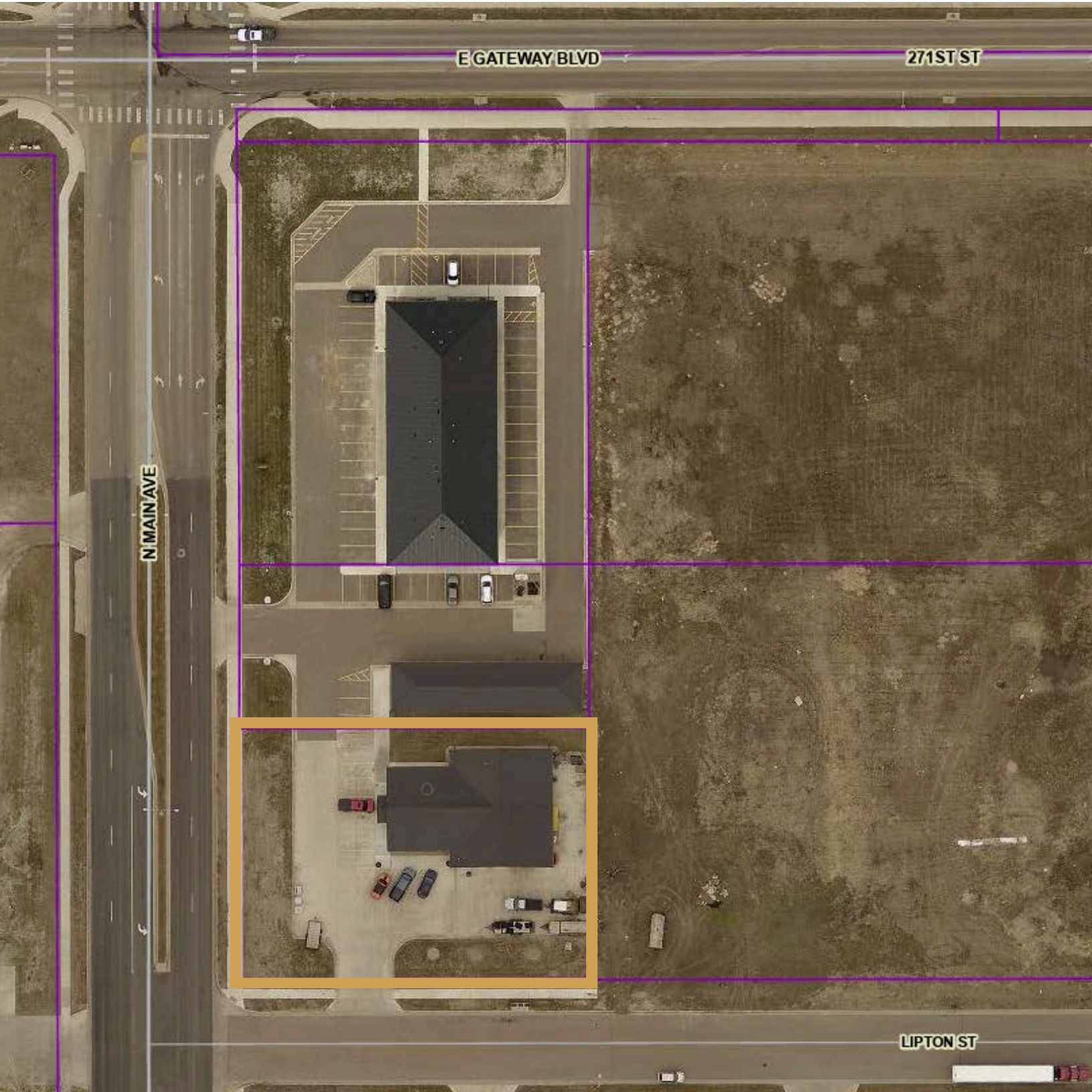
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