

**FOR SALE**



# 9TH & DAKOTA PROPERTIES

DOWNTOWN BUILDINGS WITH PARKING

**Bender**  
COMMERCIAL



106 S DAKOTA AVE & 209-225 W 9TH ST  
SIOUX FALLS, SD



19,592 SF



\$2,650,000

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## DOWNTOWN PROPERTIES FOR SALE

### OVERVIEW

- Spacious buildings with parking in prime downtown location in the Sioux Falls Downtown Historic District.
- Built in 1905.
- Conveniently located near City Hall, shopping, restaurants, entertainment, and public parking options.



### 9TH STREET

- Buildings 213 and 225 together include a reception area, conference room, two (2) private offices, breakroom and work and storage areas.
- One (1) overhead door.
- Lot 209 provides on-site parking of nine (9) parking spaces.



### DAKOTA AVENUE

- 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.

# 9TH & DAKOTA PROPERTIES



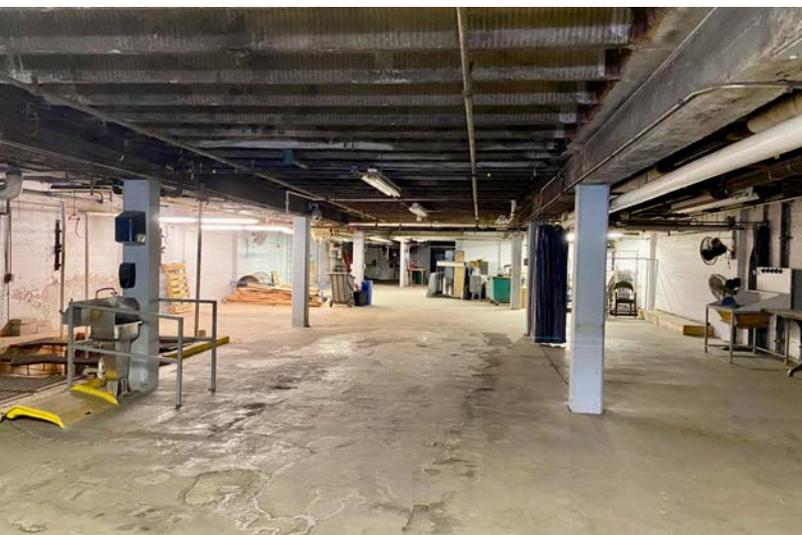
## DAKOTA AVENUE BUILDING



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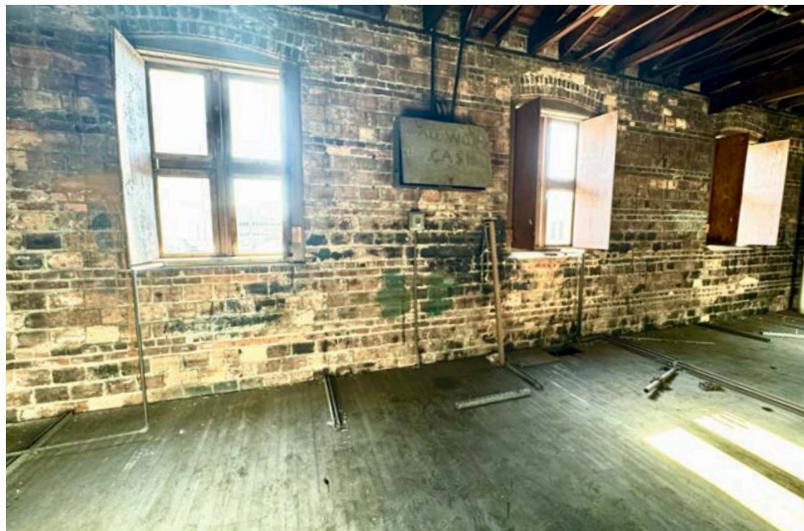
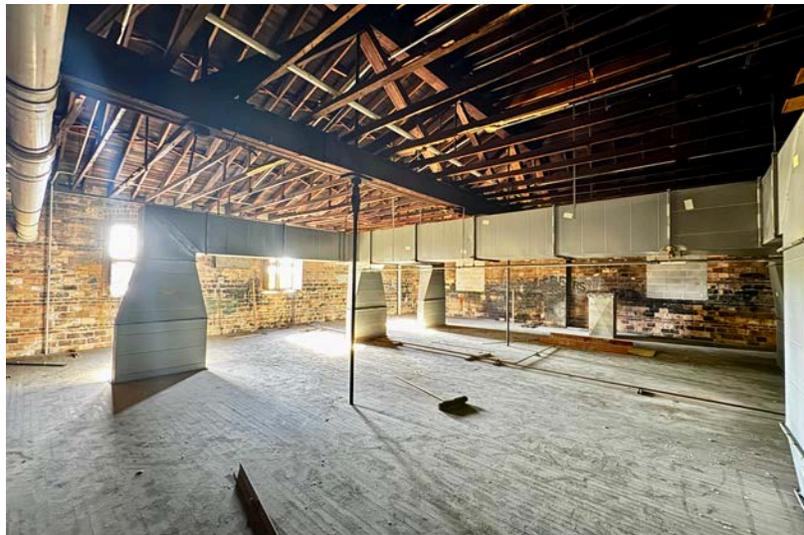
## DAKOTA AVENUE BUILDING – MAIN AND LOWER LEVELS



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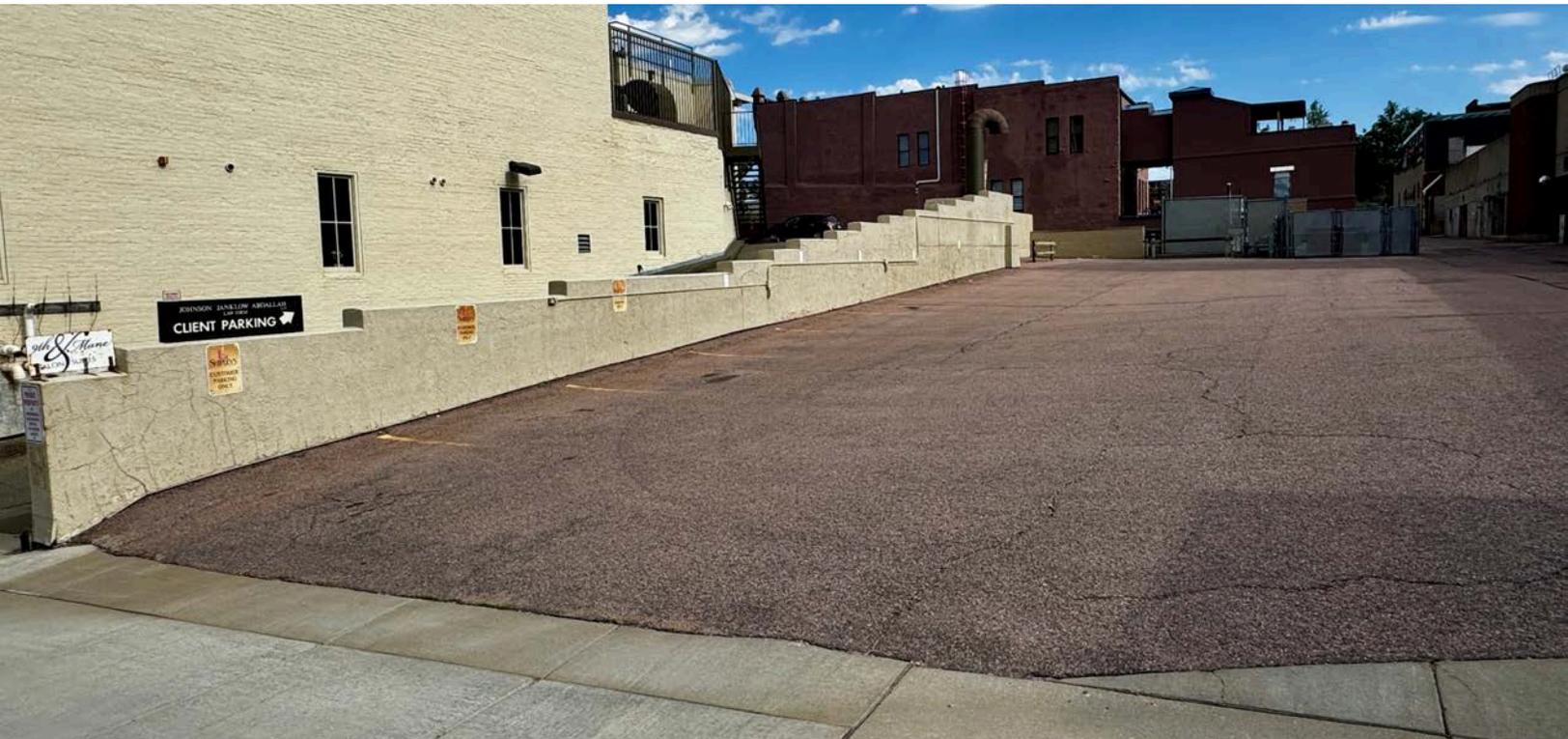
## DAKOTA AVENUE BUILDING - 2ND FLOOR



# 9TH & DAKOTA PROPERTIES



## 9TH STREET BUILDING



# 9TH & DAKOTA PROPERTIES



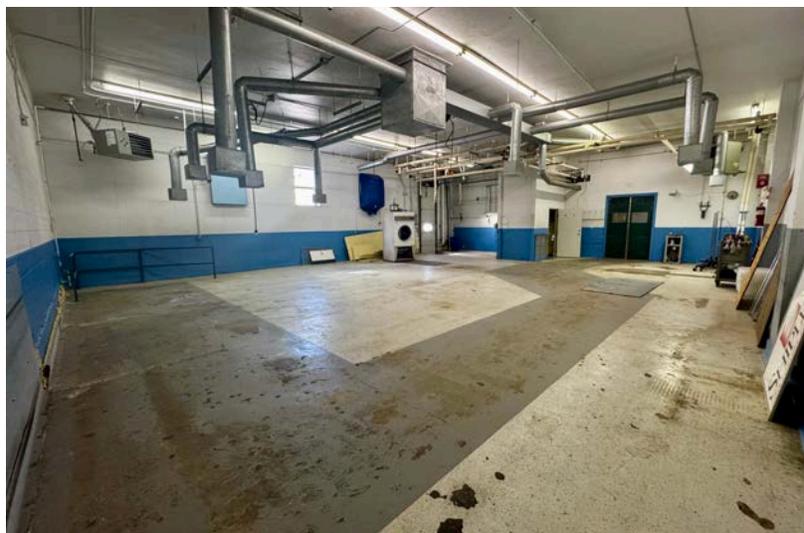
## 9TH STREET BUILDING



# 9TH & DAKOTA PROPERTIES



## 9TH STREET BUILDING



# 9TH & DAKOTA PROPERTIES



DOWNTOWN OPPORTUNITY: RETAIL/OFFICE/LOFTS



# 9TH & DAKOTA PROPERTIES



DOWNTOWN OPPORTUNITY: RETAIL/OFFICE/LOFTS

