

Smithfield



FOR SALE



NORTH DRIVE SHOP & LAND

FLEX BUILDING WITH EXCESS LAND

Bender
COMMERCIAL



**2212 & 2216 N NORTH DRIVE
SIOUX FALLS, SD**



**2.17 AC LAND
2,400 SF BUILDING**

\$ \$800,000

- Industrial/Flex property located just north of Smithfield and the future expansion site of downtown Sioux Falls.
- 2212 building is fully climate controlled and being renovated. Opportunity for buyer to customize colors and finishes. All improvements to be finished prior to closing. See details on Page 3.
- 2216 lot improvements include privacy fence, lighting, sod, landscaping, and sidewalk.
- Two (2) concrete slabs – 1,000 SF and 3,000 SF. 10-inch concrete with rebar 1 ft. on center.
- Zoning allows for a number of uses, including outdoor storage.
- Neighboring businesses include Sioux Falls City Street Department, Peschke Trucking, Sioux Falls Crane & Hoist, American Tire Distributors, Weisser Distributing, Beck and Hofer Construction, and Habitat for Humanity.

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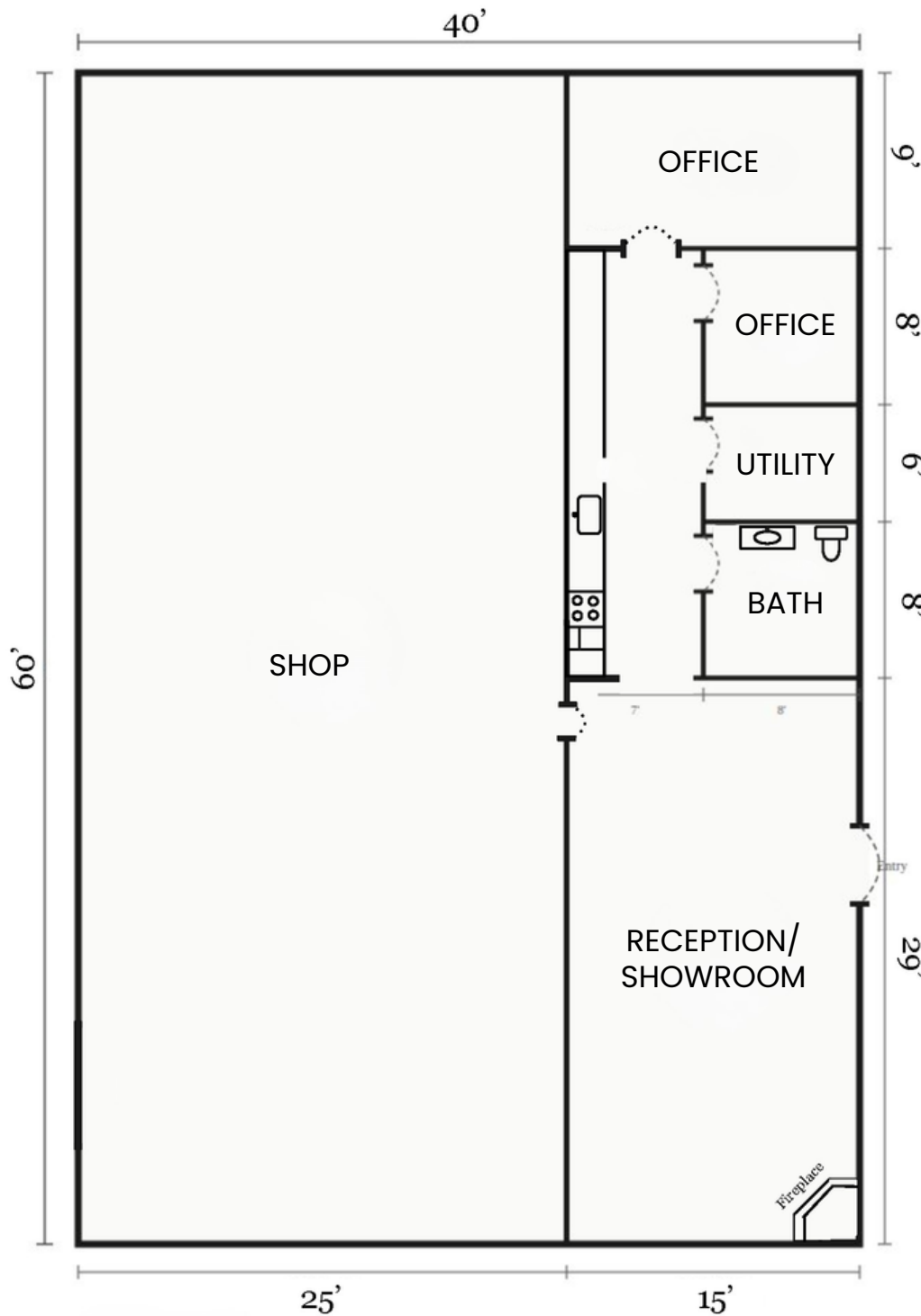
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2212 BUILDING FLOORPLAN & IMPROVEMENTS



IMPROVEMENTS TO BE COMPLETED PRIOR TO CLOSING:

- All new HVAC systems. Fully climate controlled.
- Reception/Showroom with fireplace.
- Two private offices.
- New windows.
- New siding.
- New flooring.
- New concrete walkway to front door.
- New interior and exterior paint.

Final colors and finishes to be mutually agreed upon.

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