

KIWANIS AVENUE DUPLEX

3204-3206 South Kiwanis Avenue · Sioux Falls, South Dakota



Bender
COMMERCIAL

\$405,000



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INVESTMENT HIGHLIGHTS

PRICE	\$405,000
NUMBER OF UNITS	2
SIZE	3,072 SF Finished
GARAGE	800 SF 4-Stall Detached
YEAR BUILT	1968
LOT SIZE	0.28 acres
UNIT DESCRIPTION	1,536 SF - 3 Bedroom 1.5 Bath 768 SF - Unfinished Basement

PROPERTY DETAILS:

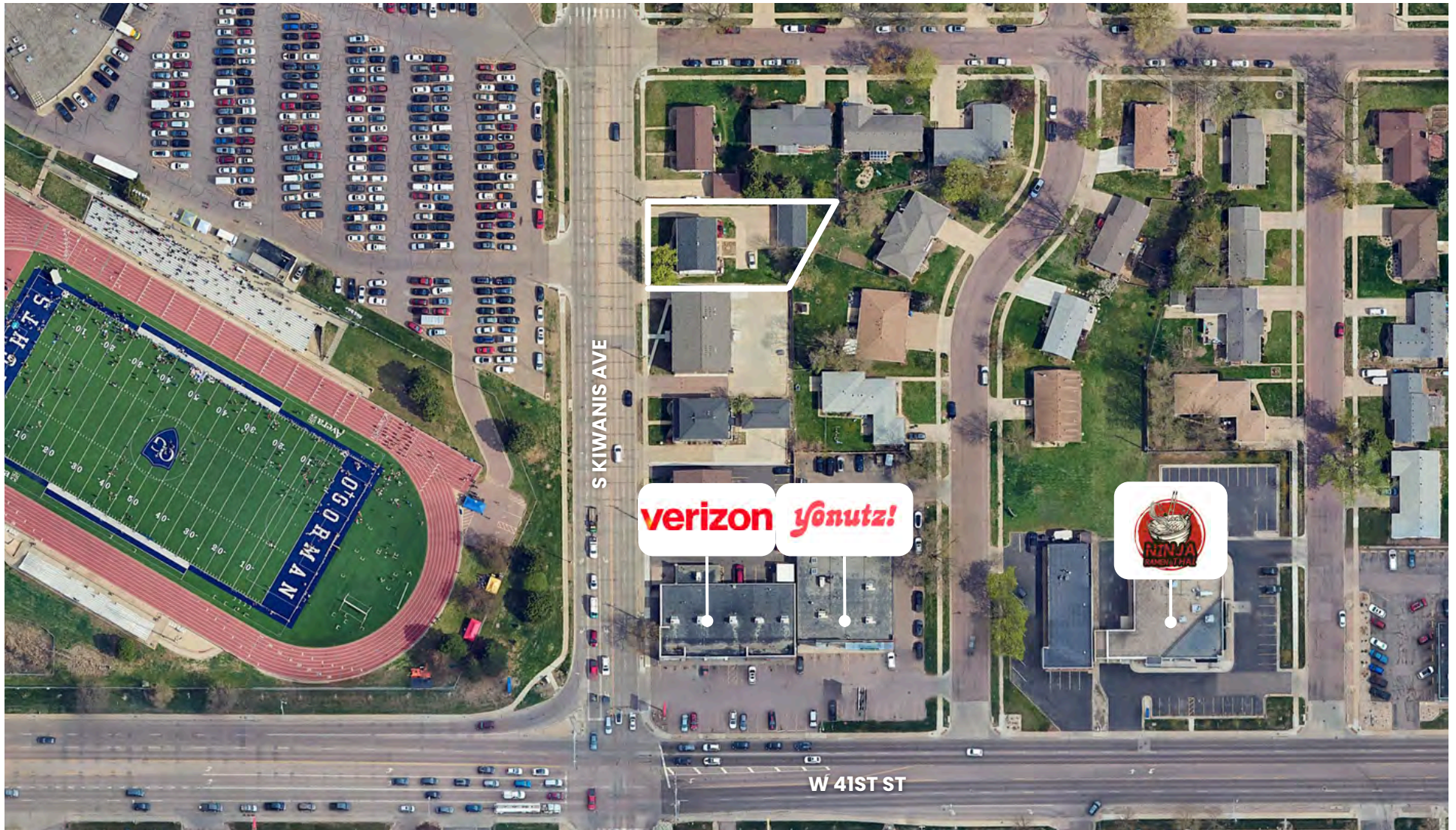
- Duplex featuring 3,072 SF total finished space and 1,536 SF total unfinished basement.
- Updates including west-facing windows (2025), exterior paint (2024), new roof (2022), and new AC unit (2019)
- Located across the street from O’Gorman High School and one block away from 41st Street.
- Potential upside in raising rents in 2027, adding egress window, and finishing basement for additional rooms/finished space
- Large, spacious interior with ample natural light.
- Seller is a licensed real estate broker in state of South Dakota.

For more information, contact Nick Gustafson at 605-201-2809 or nick@benderco.com

PROPERTY OVERVIEW



PROPERTY OVERVIEW



3204 S KIWANIS AVE PROPERTY INTERIOR



3206 S KIWANIS AVE PROPERTY INTERIOR



SALE COMPARABLES

PROPERTY	YEAR BUILT	SQUARE FOOTAGE	MILES FROM SUBJECT	SALE PRICE	PRICE PER SF	DATE OF SALE
SUBJECT						
3204 S Kiwanis	1968	3,072	-	\$405,000	\$132	-
3211 S O Gorman	1972	3,264	0.1	\$425,000	\$130	Jun 2025
3213 S Holly	1967	2,008	0.2	\$415,000	\$207	Dec 2024
300 E Autumn	1972	3,138	3	\$535,350	\$171	Oct 2024
2716 E Bragstad	1977	3,111	5	\$510,000	\$164	Oct 2024
2702 E Bragstad	1976	1,962	5	\$360,000	\$183	Jun 2024
TOTAL/AVG	1973	2,967	2.66	\$449,070	\$171	

PROFORMA INCOME APPROACH

PROFORMA INCOME APPROACH

Unit 3204 S Kiwanis	\$1,375/mo
Unit 3206 S Kiwanis*	\$1,375/mo

GROSS REVENUE	\$33,000
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2026 Property Taxes	\$6,135
Insurance	\$2,721

NOI	\$24,144
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6% Cap	\$405,000
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KIWANIS AVENUE DUPLEX

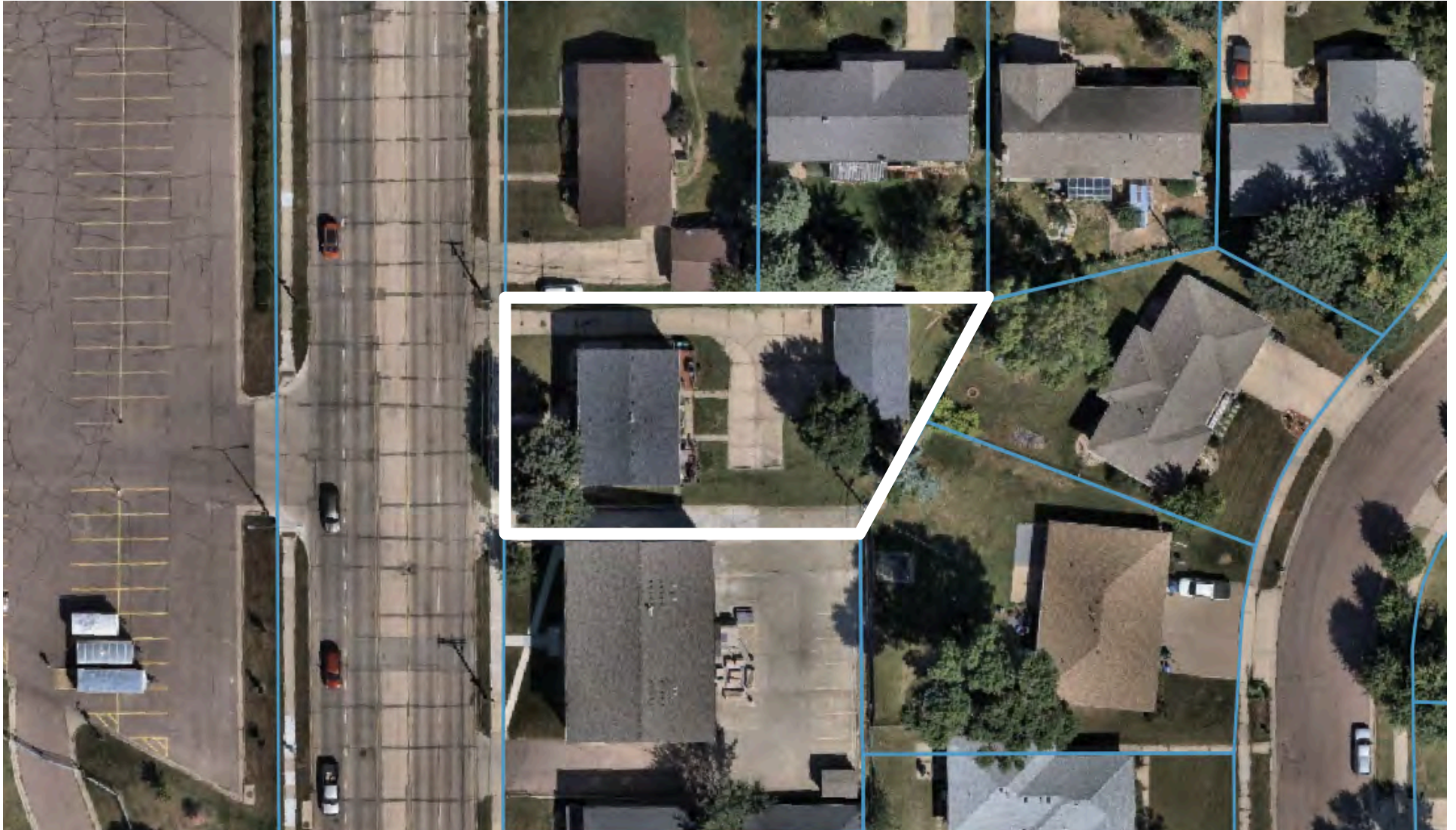
Tenants pay water, sewer, gas, electricity, snow, lawn

* Rent prepaid, to be prorated to buyer at closing for year

UPDATES

2025 West-Facing Window Replacement	\$12,706
2024 Exterior Paint	\$8,675
2022 New Roof	\$23,345
2019 New 2.5-Ton AC Unit	\$3,316

PROPERTY LOCATION



PROPERTY LOCATION



3 MILE RADIUS DEMOGRAPHICS

KEY FACTS

93,365
Population



Average
Household Size

37.4

Median Age

\$74,868

Median Household
Income

BUSINESS



5,905

2026 Total Businesses (NAICS)



87,560

2026 Total Employees (NAICS)

EMPLOYMENT



White Collar

66.8%



Blue Collar

18.3%



Services

14.9%

2.3%

Unemployment
Rate

INCOME



\$74,868
Median Household
Income



\$49,537
Per Capita Income



\$176,751
Median Net Worth

EDUCATION

4.4%

No High School
Diploma



22.5%
High School
Graduate



31.2%
Some College/
Associate's
Degree



42.0%
Bachelor's/Grad/
Prof Degree

HOUSING STATS



\$296,575
Median Home
Value



\$11,680
Average Spent on
Mortgage & Basics



\$898
Median Contract
Rent



For more information,
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