KIWANIS AVENUE DUPLEX

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

Bender
COMMERCIAL

$375,000

TABLE OF CONTENTS

Investment Highlights 3

Property Overview 4

Property Interior 6

Sale Comparables 8

Proforma Income Approach 9

Property Location 10

Demographics 12

PRESENTED BY

NICK GUSTAFSON, CCIM
605-201-2809
nick@benderco.com

Information herein deemed reliable, but not guaranteed.

INVESTMENT HIGHLIGHTS

PRICE	$375,000
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

Information herein deemed reliable, but not guaranteed.

PROPERTY OVERVIEW

Information herein deemed reliable, but not guaranteed.

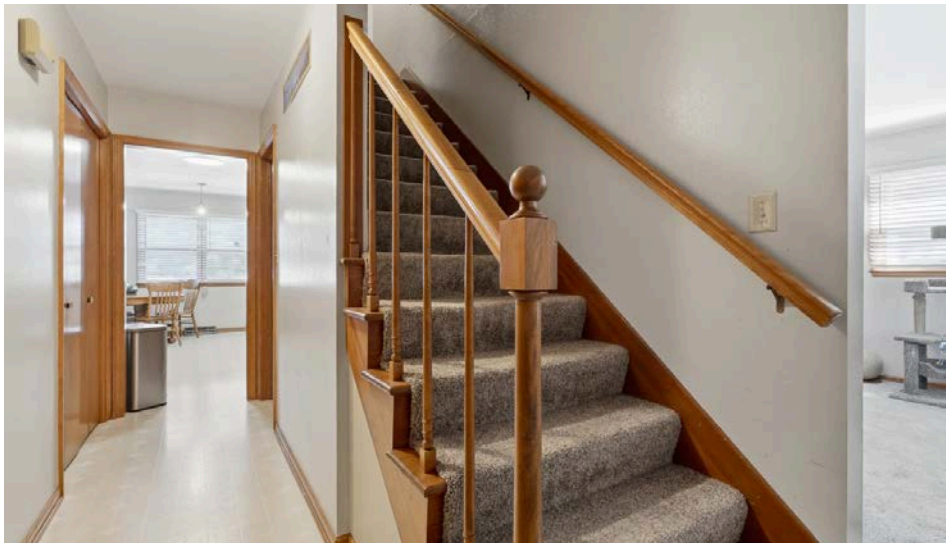
PROPERTY OVERVIEW

Information herein deemed reliable, but not guaranteed.

3204 S KIWANIS AVE **PROPERTY INTERIOR**

Information herein deemed reliable, but not guaranteed.

3206 S KIWANIS AVE **PROPERTY INTERIOR**



Information herein deemed reliable, but not guaranteed.

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**	**-**	**$375,000**	**$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**	

Information herein deemed reliable, but not guaranteed.

PROFORMA INCOME APPROACH

PROFORMA INCOME APPROACH	
Unit 3204 S Kiwanis	$1,375/mo
Unit 3206 S Kiwanis*	$1,375/mo
GROSS REVENUE	**$33,000**
2026 Property Taxes	$6,135
Insurance	$2,721
NOI	**$24,144**
6.44% Cap	$375,000

KIWANIS AVENUE DUPLEX

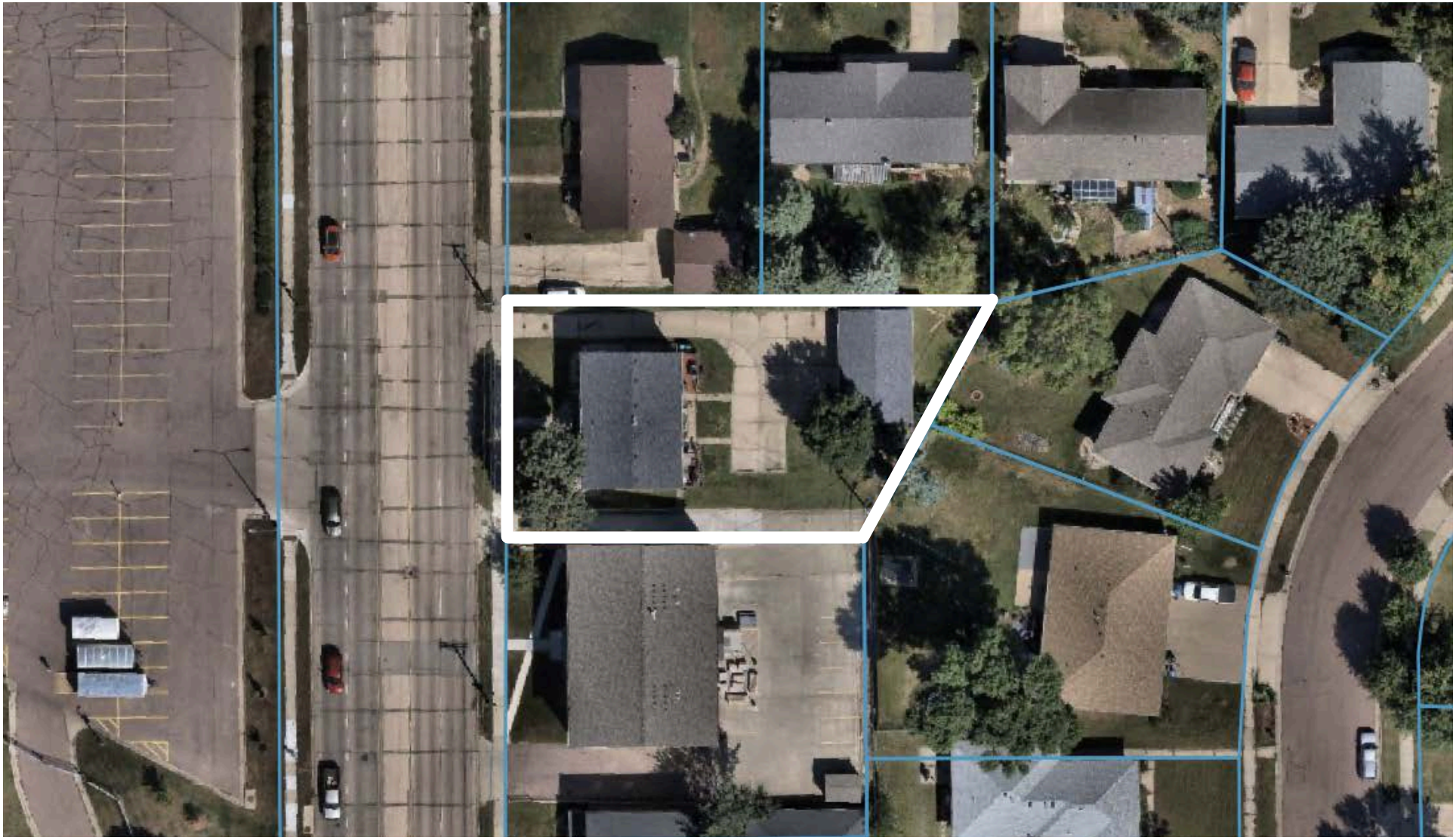
Tenants pay water, sewer, gas, electricity, snow, lawn

* 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

Information herein deemed reliable, but not guaranteed.

PROPERTY LOCATION



Information herein deemed reliable, but not guaranteed.

PROPERTY LOCATION

Information herein deemed reliable, but not guaranteed.

3 MILE RADIUS DEMOGRAPHICS

KEY FACTS

93,365
Population

37.4
Median Age

2.2
Average Household Size

$74,868
Median Household Income

BUSINESS

5,905
2026 Total Businesses (NAICS)

87,560
2026 Total Employees (NAICS)

EMPLOYMENT

66.8%
White Collar

18.3%
Blue Collar

14.9%
Services

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

Information herein deemed reliable, but not guaranteed.

For more information,
please contact:

NICK GUSTAFSON, CCIM

605-201-2809

nick@benderco.com

Bender
COMMERCIAL

305 West 57th Street, Sioux Falls, South Dakota 57108 · benderco.com