

EASTSIDE DAYCARE

OFFICE/DAYCARE PROPERTY

Bender COMMERCIAL

3309 EAST 26TH STREET
SIOUX FALLS, SD

BUILDING: 12,106 SF
LOT SIZE: 1.49 AC

$1,750,000
($145/SF)

- Office/Daycare property located along high traffic East 26th Street with a daily traffic count of 19,300 vehicles.
- Owner-occupant opportunity.
- Main level consists of multiple classrooms, restrooms, and two (2) private offices.
- Upper level has multiple classrooms, kitchen, and open play/lunch area.
- Large fenced playground area.
- Built in 1990.
- Zoned O-Office.
- Roof replaced in 2023.
- Parking ratio of 1 space per 275 square feet.
- Perfect for church/non-profit/daycare user.
- FF&E negotiable.
- Currently occupied. Contact broker for showing instructions.

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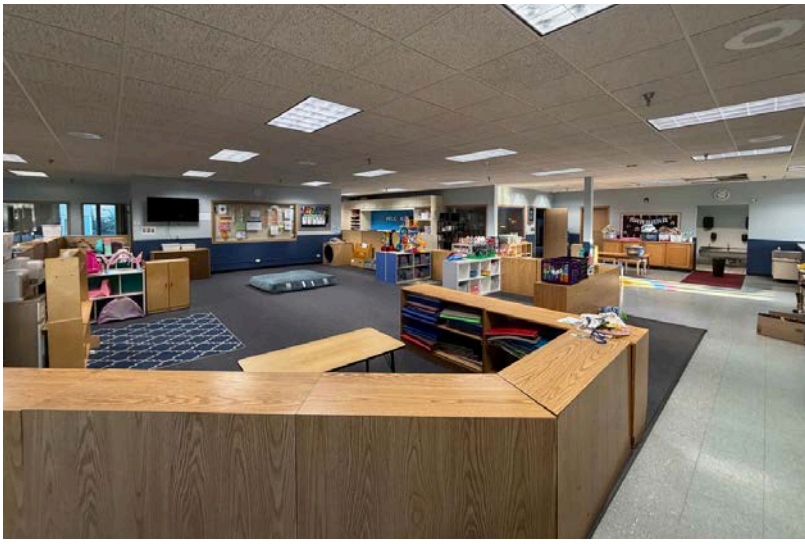
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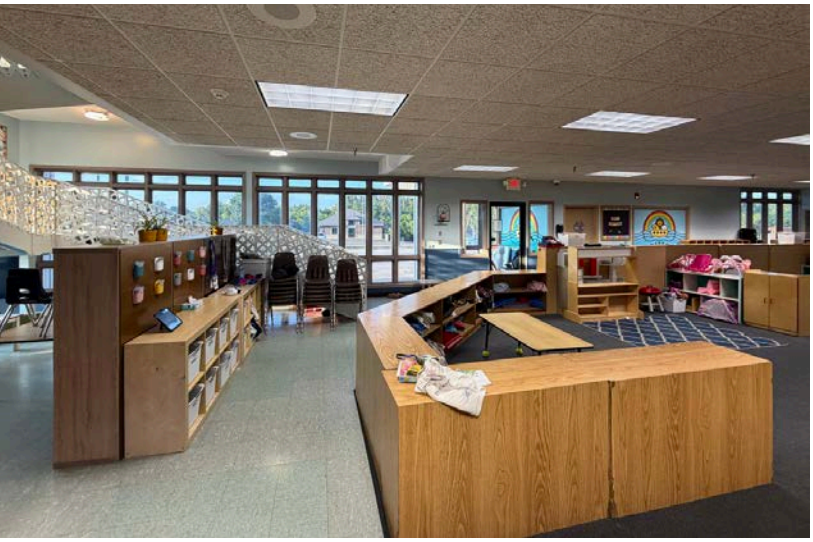
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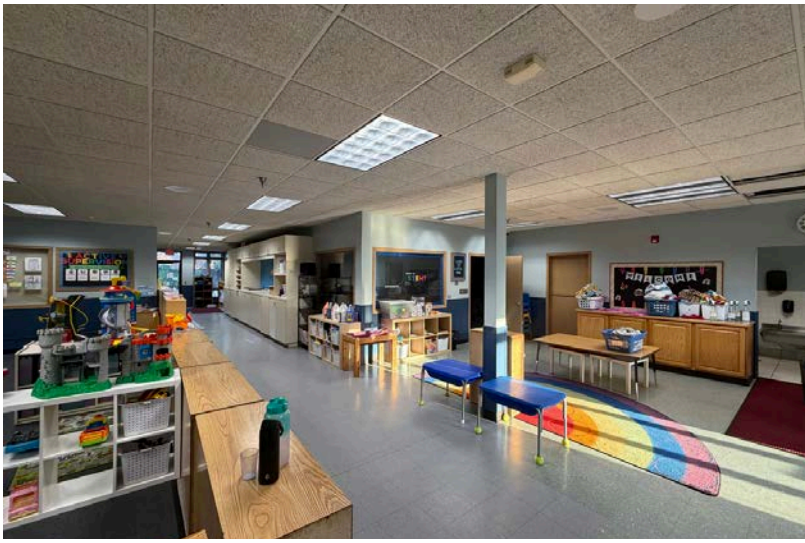
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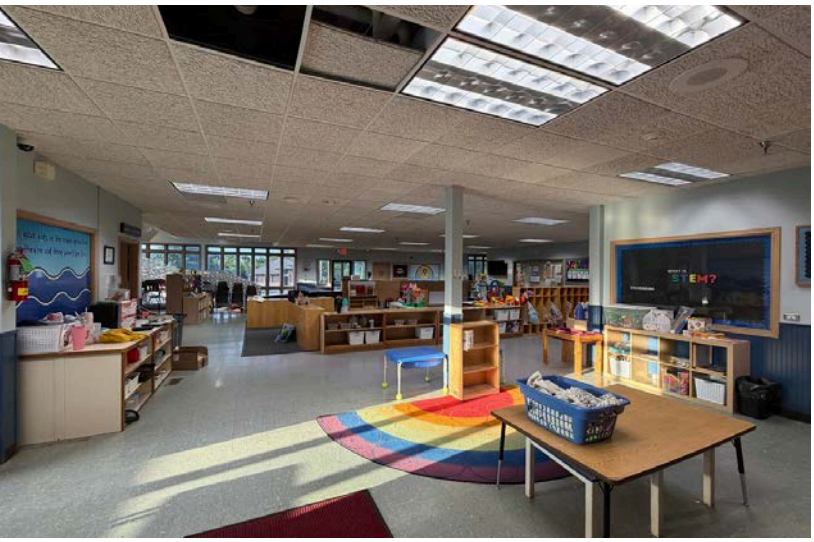
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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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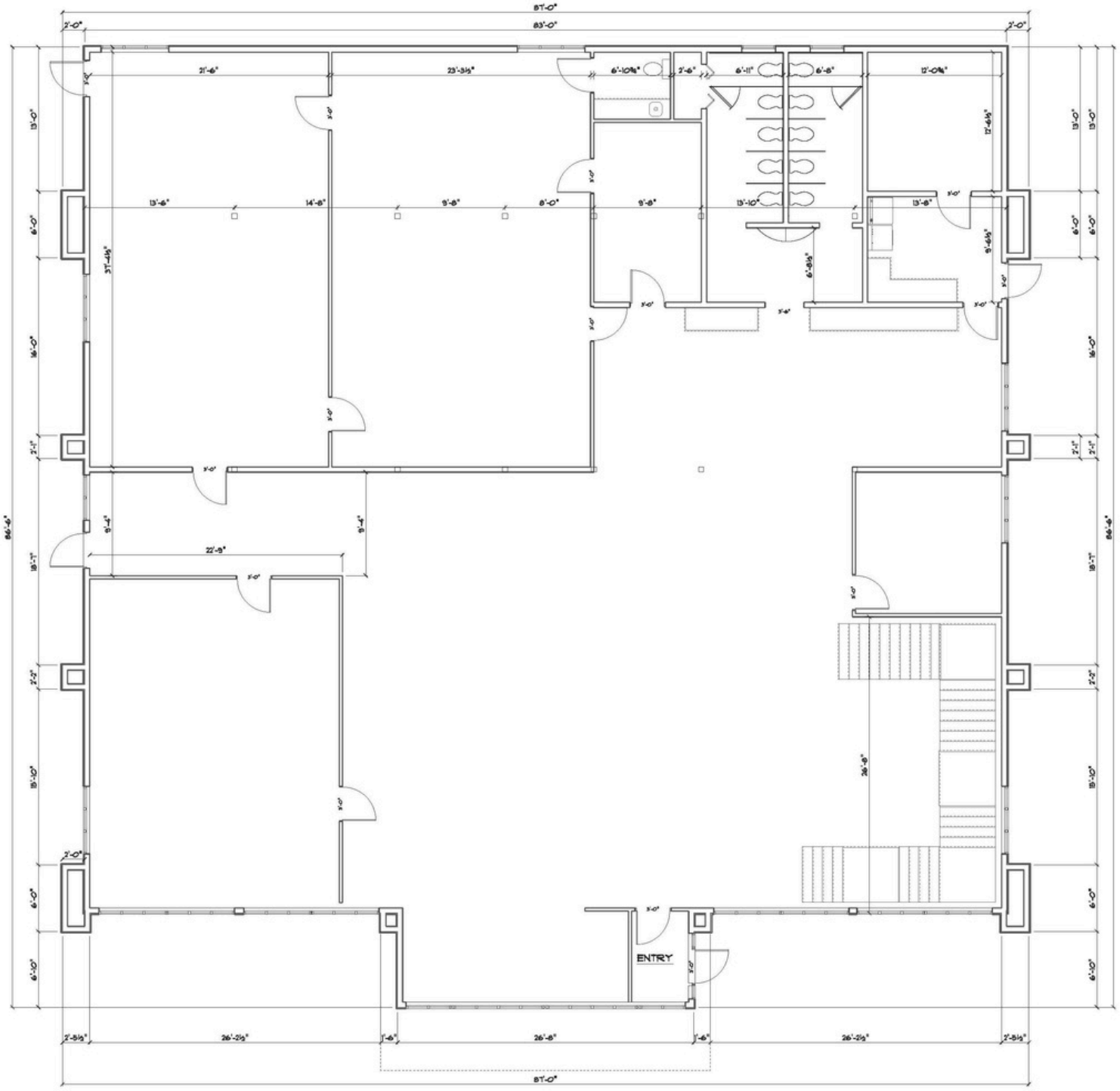




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MAIN LEVEL FLOOR PLAN

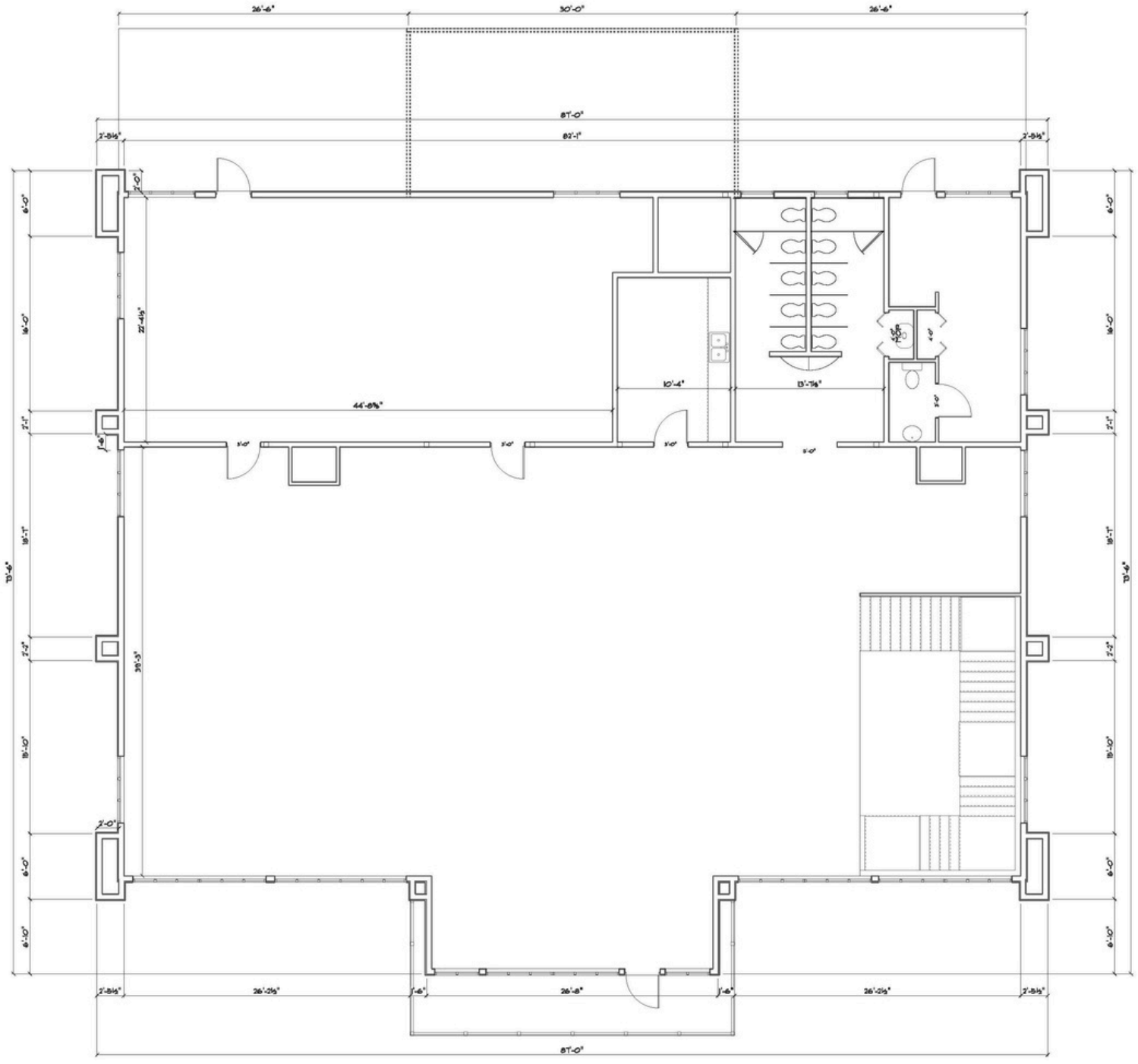


EXISTING GROUND FLOOR LAYOUT

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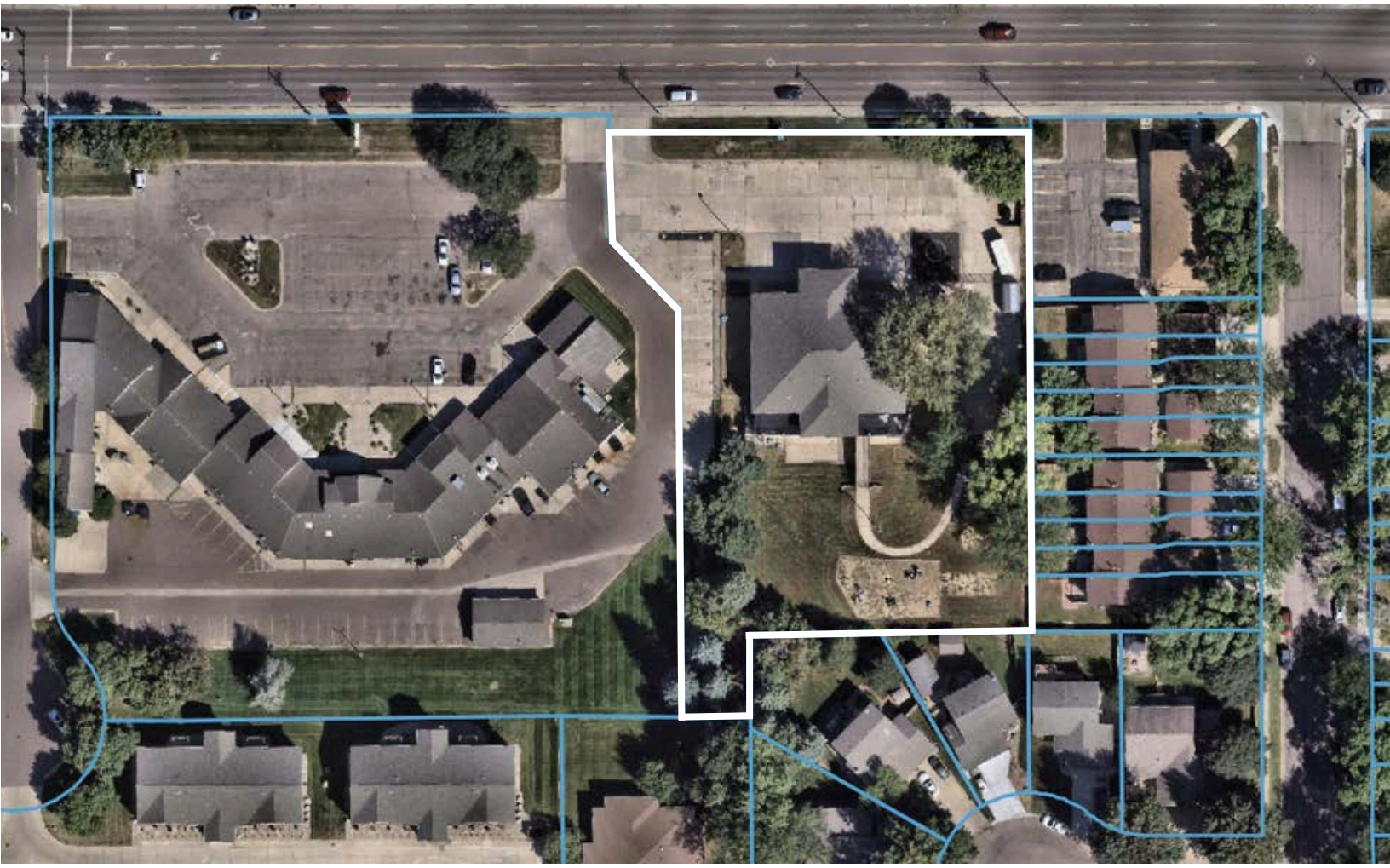
UPPER LEVEL FLOOR PLAN



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