



2901 W. 11th Street

Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- 2 level building
- Office and storage: 21,866 sq. ft.
- Warehouse: 2,074 sq. ft.
- Lot size: 1.29 acres (56,164 sq. ft.)
- Year built: 1980
- Paved parking lot with 52 spaces
- 1 loading dock
- Potential two tenant set up
- 2 reception areas, 2 conference rooms, 2 breakrooms, 7 bathrooms
- Elevator
- Warehouse with a dock door and double doors
- Sale includes tower lease income of \$42,000+ per year
- Seller would consider a short-term leaseback

LOCATION DESCRIPTION

Located west of I-29 and just north of 12th Street. Area neighbors include Wells Fargo Bank, Subway, Harbor Freight Tools, Stan Houston Equipment Co, Billion Auto, Walgreens, USS South Dakota Battleship Memorial

Sale Price	\$2,650,000
2021 Real Estate Taxes	\$29,681.36
Tower Lease Income	\$42,000+ PER YEAR
Building Size	23,950 SF



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PHOTOS

2901 W. 11TH STREET

FOR SALE

Office/Warehouse Building



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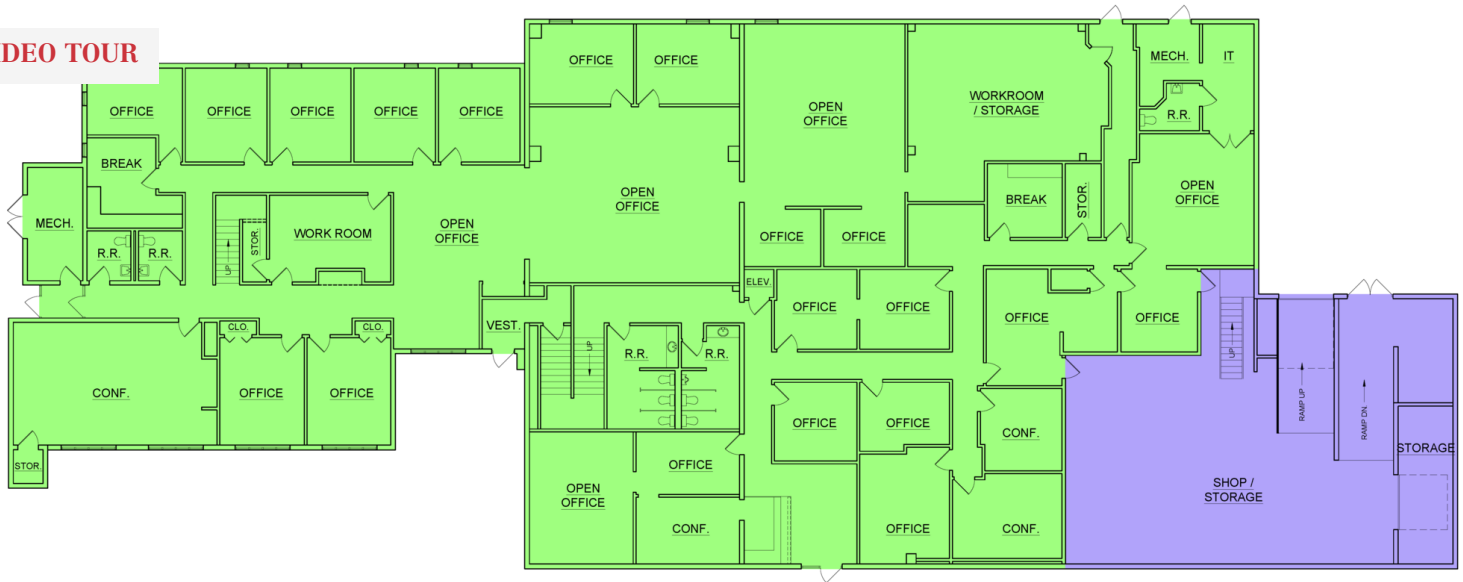


FLOOR PLANS

2901 W. 11TH STREET

FOR SALE
Office/Warehouse Building

VIDEO TOUR



1 MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0" (22x34)
SCALE: 1/16" = 1'-0" (11x17)

MAIN LEVEL GROSS:
13,511 SQFT

OFFICE SPACE:
11,437 SQFT

WAREHOUSE SPACE:
2,074 SQFT

ELMEN ENTERPRISE

2901 W. 11th Street
SIOUX FALLS, SD

Dakota
DRAFTING & DESIGN

2700 WEST 3RD
SUITE 2
SIOUX FALLS, SD
PHONE: 605-666-
WWW.Dakota3D

VIDEO TOUR



1 UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0" (22x34)
SCALE: 1/16" = 1'-0" (11x17)

UPPER LEVEL GROSS:
10,439 SQFT

ELMEN ENTERPRISE

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AERIAL

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FOR SALE

Office/Warehouse Building



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