

450 S Kiwanis Avenue Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

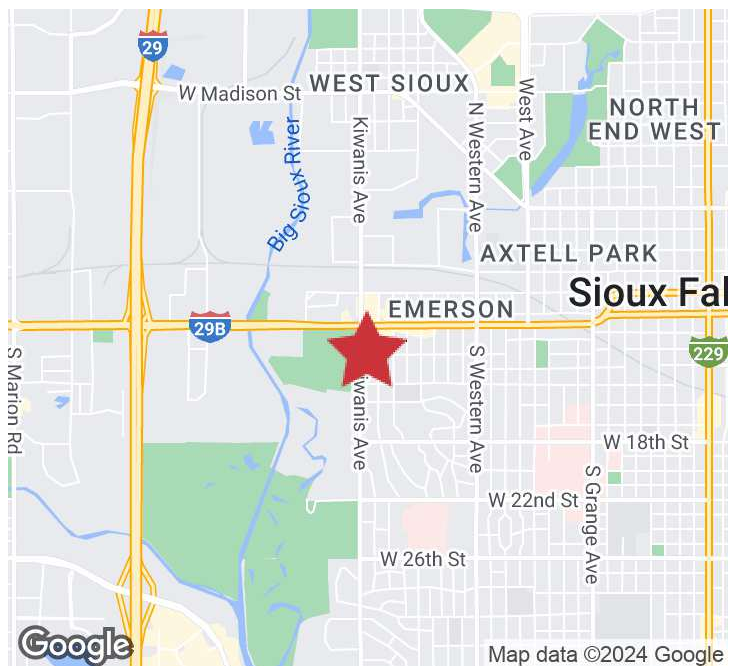
- Planned as a fitness center, but can be converted to retail or office space
- Delivering vacant shell Q2 2024
- Brand new Reaves building
- 2 windowed offices, restrooms with showers, 4,300 SF open floor area, and 8'x8' roll up door
- Ceiling Height: 14"
- 3 to 10 year lease term, As-is condition, with 3% annual escalations
- Lot Size: 0.51 AC (22,185 SF) - Access off 13th Street
- Zoning: C-2

LOCATION DESCRIPTION

Located in central Sioux Falls near Kiwanis Avenue and 12th Street Area neighbors include The Great Plains Zoo, Sherman Park, Walgreens, The Country Club of Sioux Falls, Lewis Drug, USS South Dakota Battleship Memorial, Garfield Elementary School

Kiwanis Avenue Traffic Count: 15,500 vpd
12th Street Traffic Count: 17,800 vpd

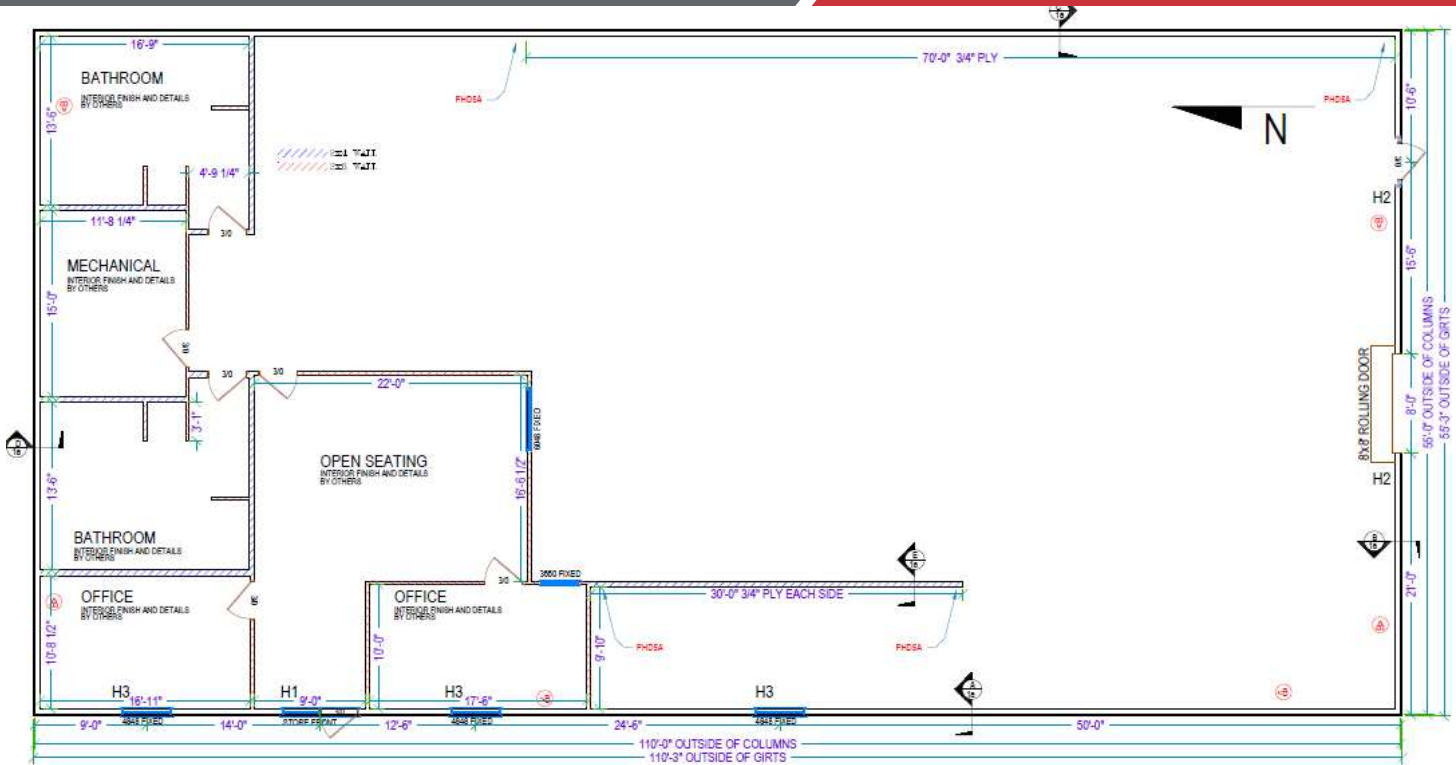
Sale Price	\$998,250 (\$165/SF)
Lease Rate	\$13.25/SF NNN
Estimated NNN Expenses	\$5.00/SF
Building Size	6,050 SF (55'X110')



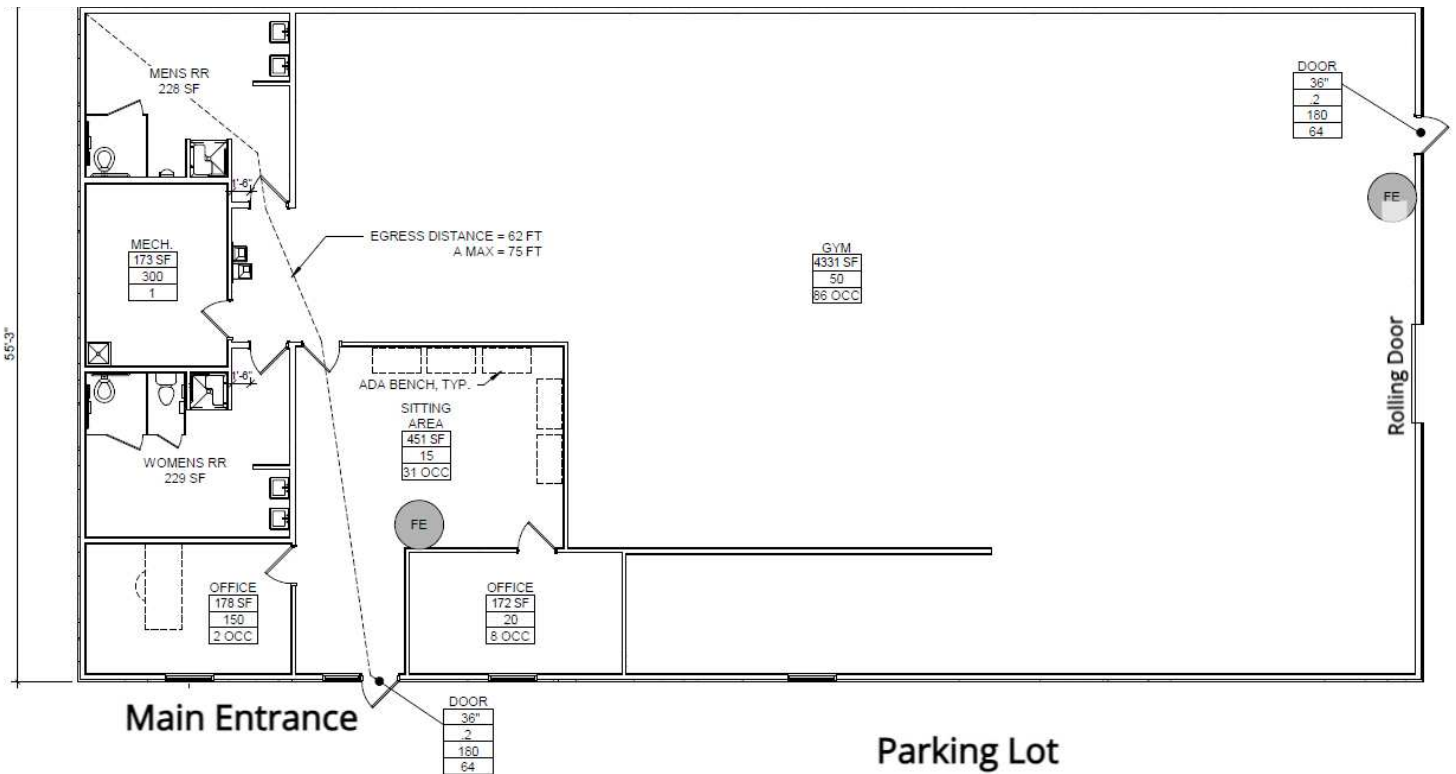
FLOOR PLAN

450 S KIWANIS AVENUE
Sioux Falls, SD 57104

FOR SALE OR LEASE
Fitness Facility



Floor Plan with Dimensions



Floor Plan with Fixtures

PHOTOS

450 S KIWANIS AVENUE
Sioux Falls, SD 57104

FOR SALE OR LEASE
Fitness Facility



AERIAL

450 S KIWANIS AVENUE
Sioux Falls, SD 57104

FOR SALE OR LEASE
Fitness Facility



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