



601 S. Phillips Avenue, Suite 101
Sioux Falls, SD 57104

Sale Price	\$549,000
Condo Size	1,998 SF

PROPERTY HIGHLIGHTS

- Renovated in 2019
- In-suite restroom
- In-suite kitchen with fridge and dishwasher
- Current furniture negotiable
- Building signage available
- 7 parking spaces
- 24-hour video surveillance
- Pet friendly
- Wheelchair accessible
- Outdoor patio area

LOCATION DESCRIPTION

Located on the corner of 14th Street and Phillips Avenue - just steps away from the heart of downtown!
Area neighbors include First Dakota Title, Lyon Park, First Premier Bank, El Raid Shrine



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FLOOR PLAN

601 S. PHILLIPS AVENUE, SUITE 101
Sioux Falls, SD 57104

FOR SALE

Office Condo

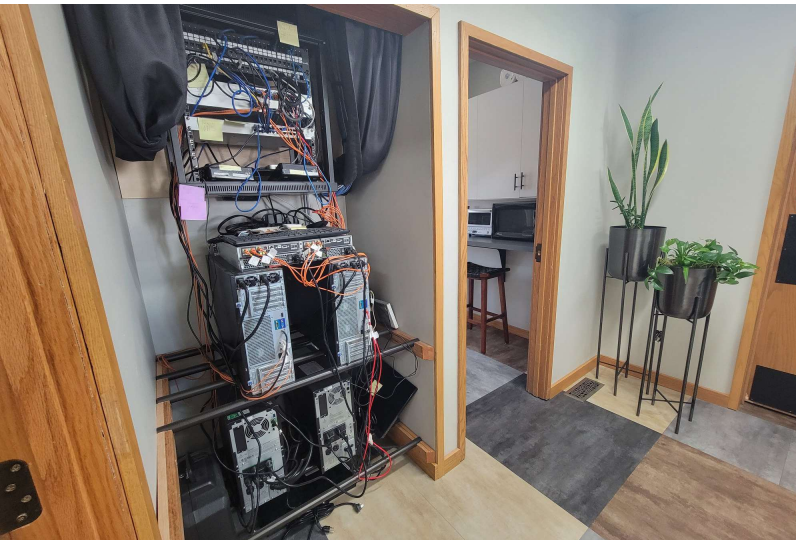


PHOTOS

601 S. PHILLIPS AVENUE, SUITE 101
Sioux Falls, SD 57104

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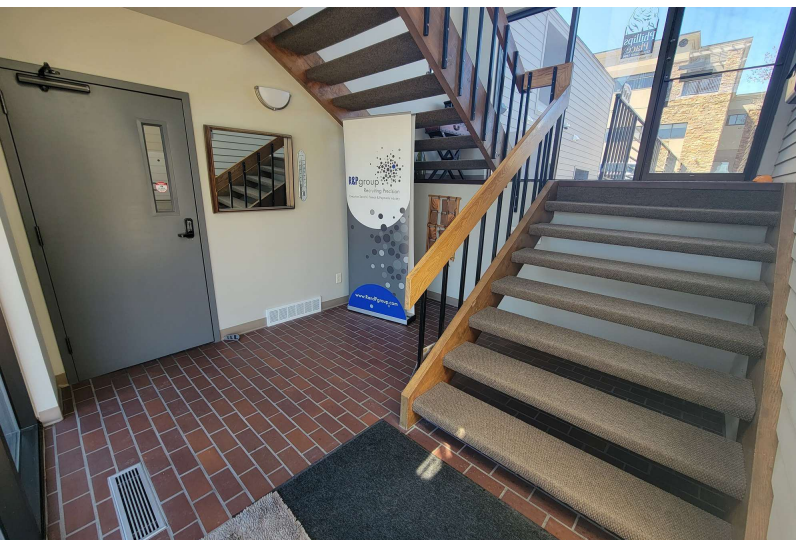


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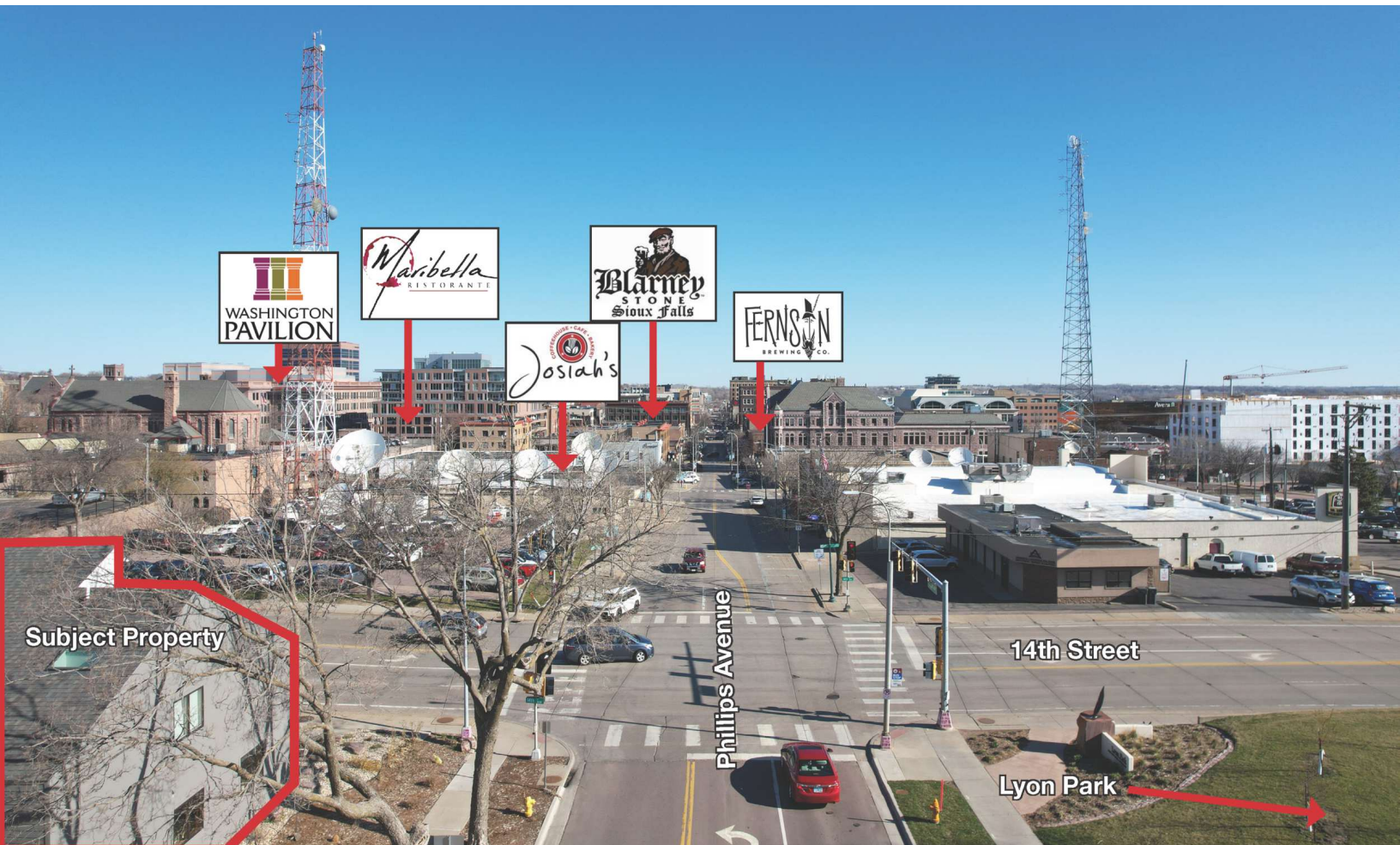


VIEW DOWN PHILLIPS AVENUE

601 S. PHILLIPS AVENUE, SUITE 101
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Subject Property

Phillips Avenue

14th Street

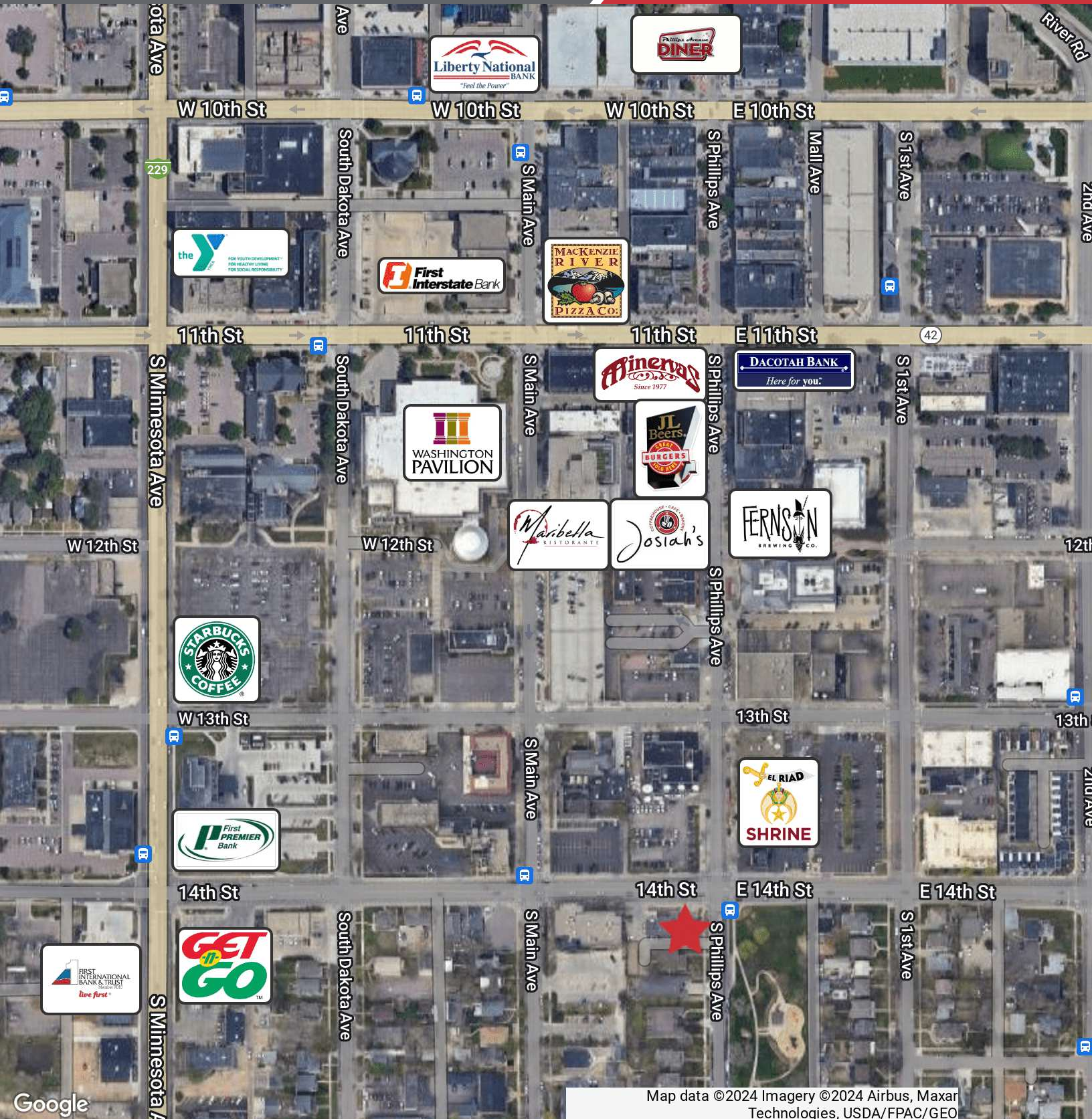
Lyon Park

AERIAL

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