



EAST BANK

Commercial Building

Retail Showroom & Warehouse Space - Downtown Sioux Falls



217 North Nesmith Avenue
Sioux Falls, SD 57103



size

Total: 16,500 sqft
Showroom: 8,500 sqft
Warehouse: 6,300 sqft
Storage / Loading Area: 1,700 sqft



price

\$6,000 per month
(gross + utilities)



location

Great East Bank location, just 3 blocks east of 8th & Railroad Shopping Center in Downtown Sioux Falls.



details

Pitched warehouse roof ranging between 13ft to 20ft.

Entire building is sprinkled.



layout

This space features a large open retail sales floor, plus 2 offices, a kitchenette and restrooms. The adjacent warehouse has 3 overhead doors.



co-tenancy

Jacky's Restaurant, Monk's Ale House, Books N Brews, Plum's Cooking Co., Josephine's Floral, Simply Perfect, Remedy Brewing Company, Furniture Mission, Presentation Sisters Ministries.

Information deemed reliable but not guaranteed.



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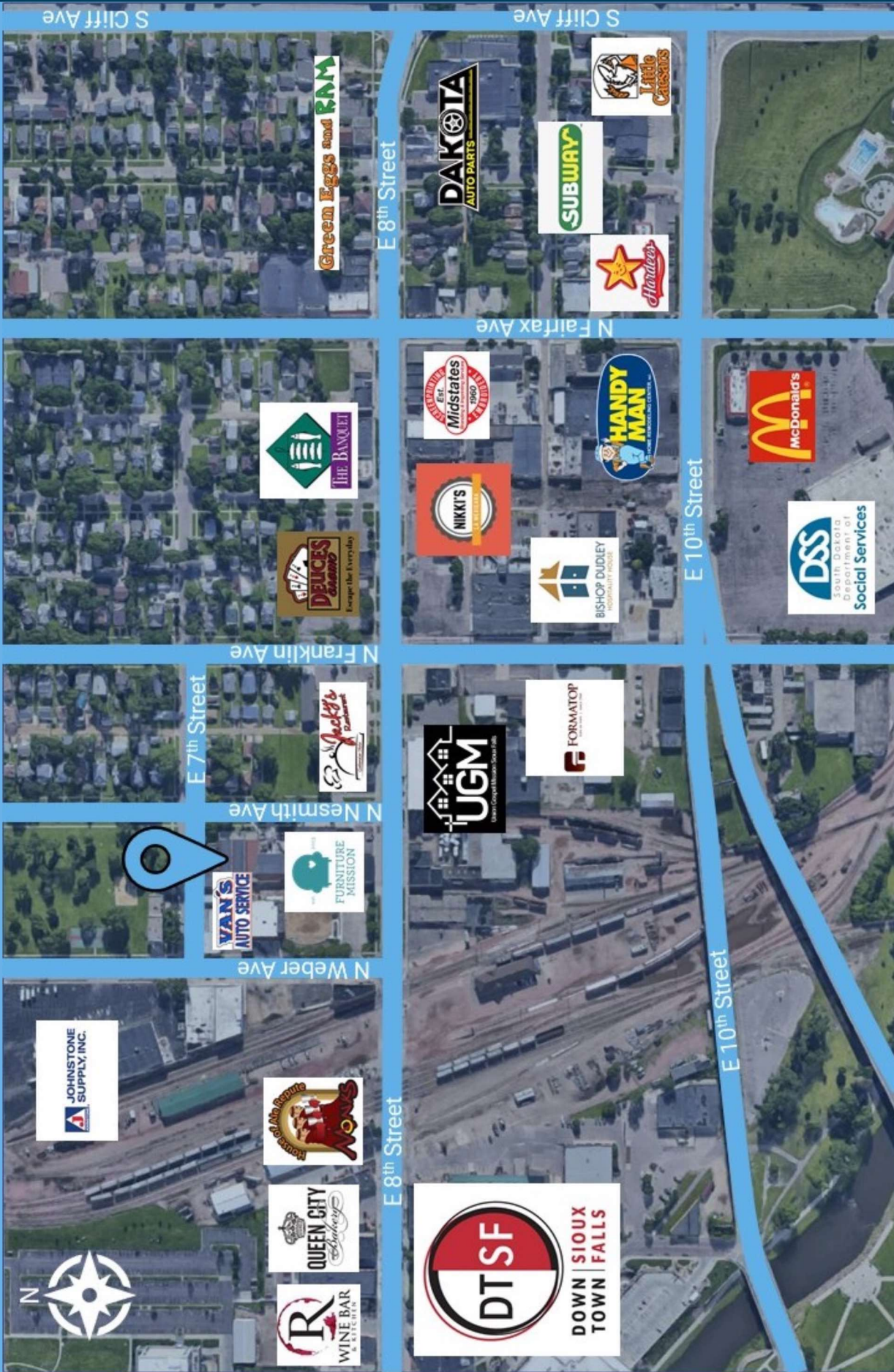


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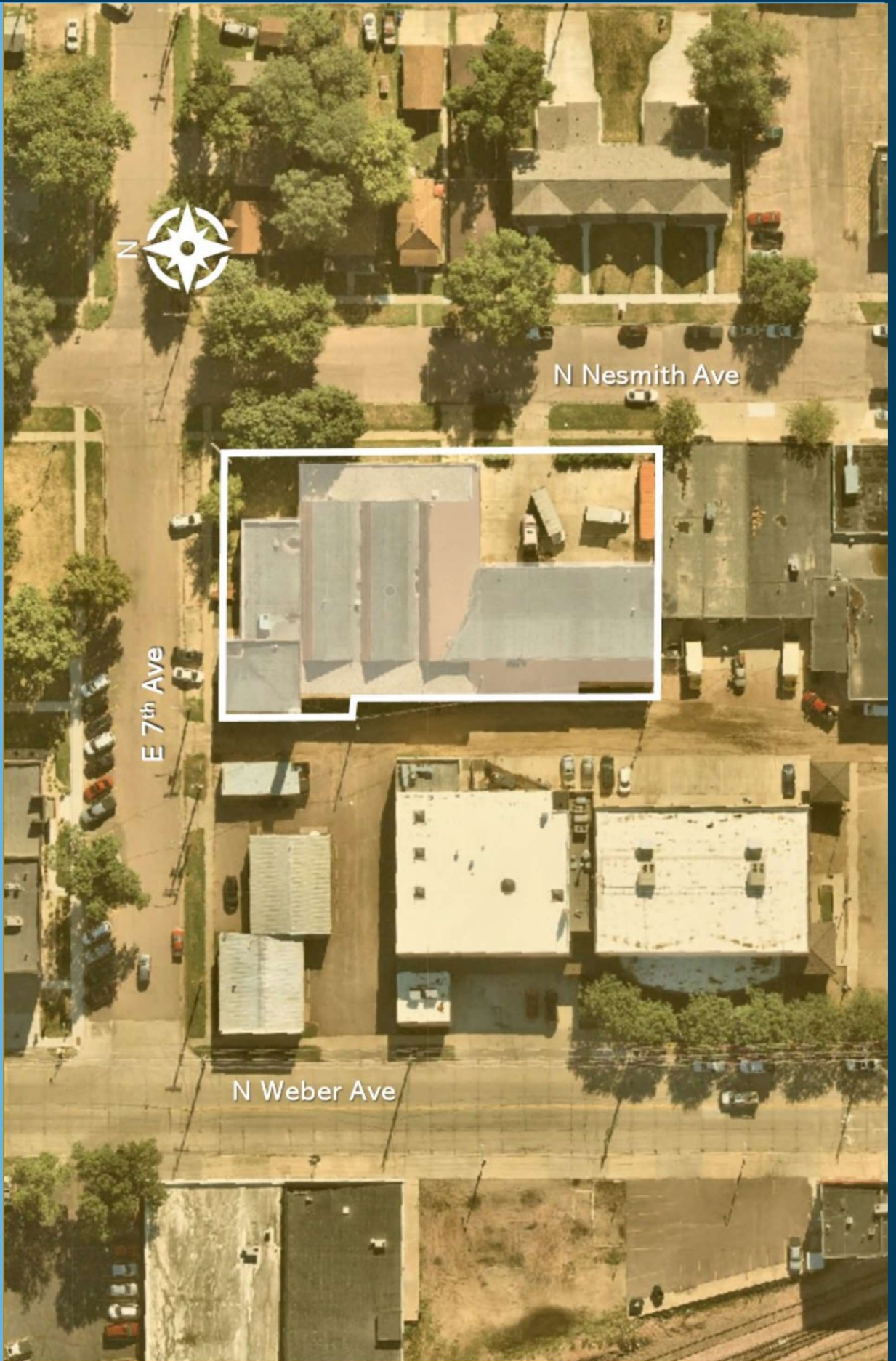


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AERIAL MAP



SITE PLAN



BUILDING DIMENSIONS



FLOORPLAN



Sisters of the Presentation
of the Blessed Virgin Mary
In Joyful Service



3,300 sqft

Storage / Loading Area
1,700 sqft

Showroom
8,500 sqft

Warehouse
6,300 sqft

PROPERTY PHOTOS

