



# EAST BANK

## Commercial Building

Retail Showroom & Warehouse Space - Downtown Sioux Falls



217 North Nesmith Avenue  
Sioux Falls, SD 57103



### size

Building: 19,800 sqft  
Lot: 0.45 acre



### price

\$660,000



### 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

Building has potential for 2 to 3 Tenants. Northern most office space is currently leased.



### 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.



Lake Lorraine | 2571 S. Westlake Drive #100  
Sioux Falls, South Dakota 57106  
VBclick.com | 605.361.8211

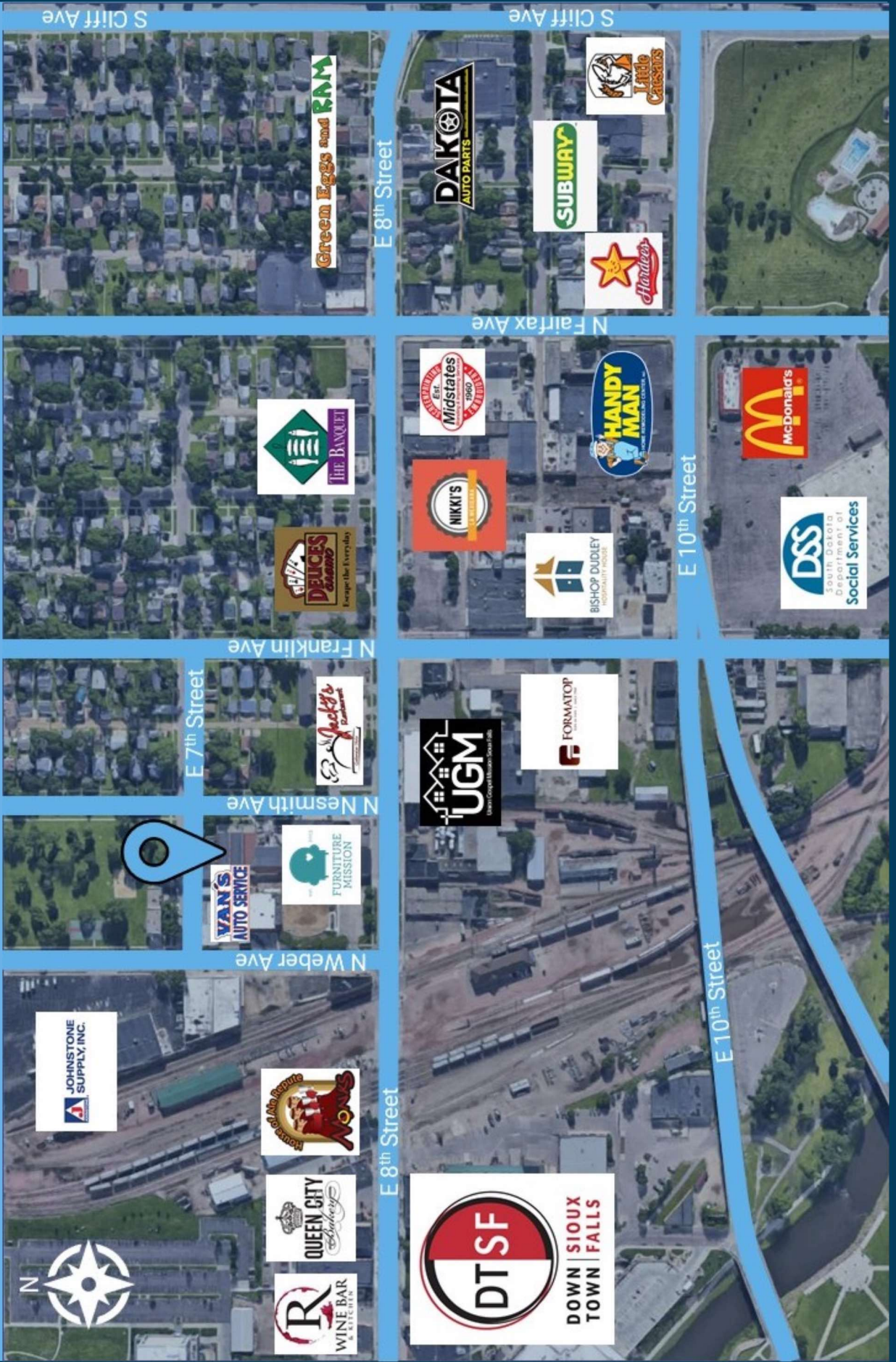


605.351.5512  
Autumn.Kaufhold@VBclick.com

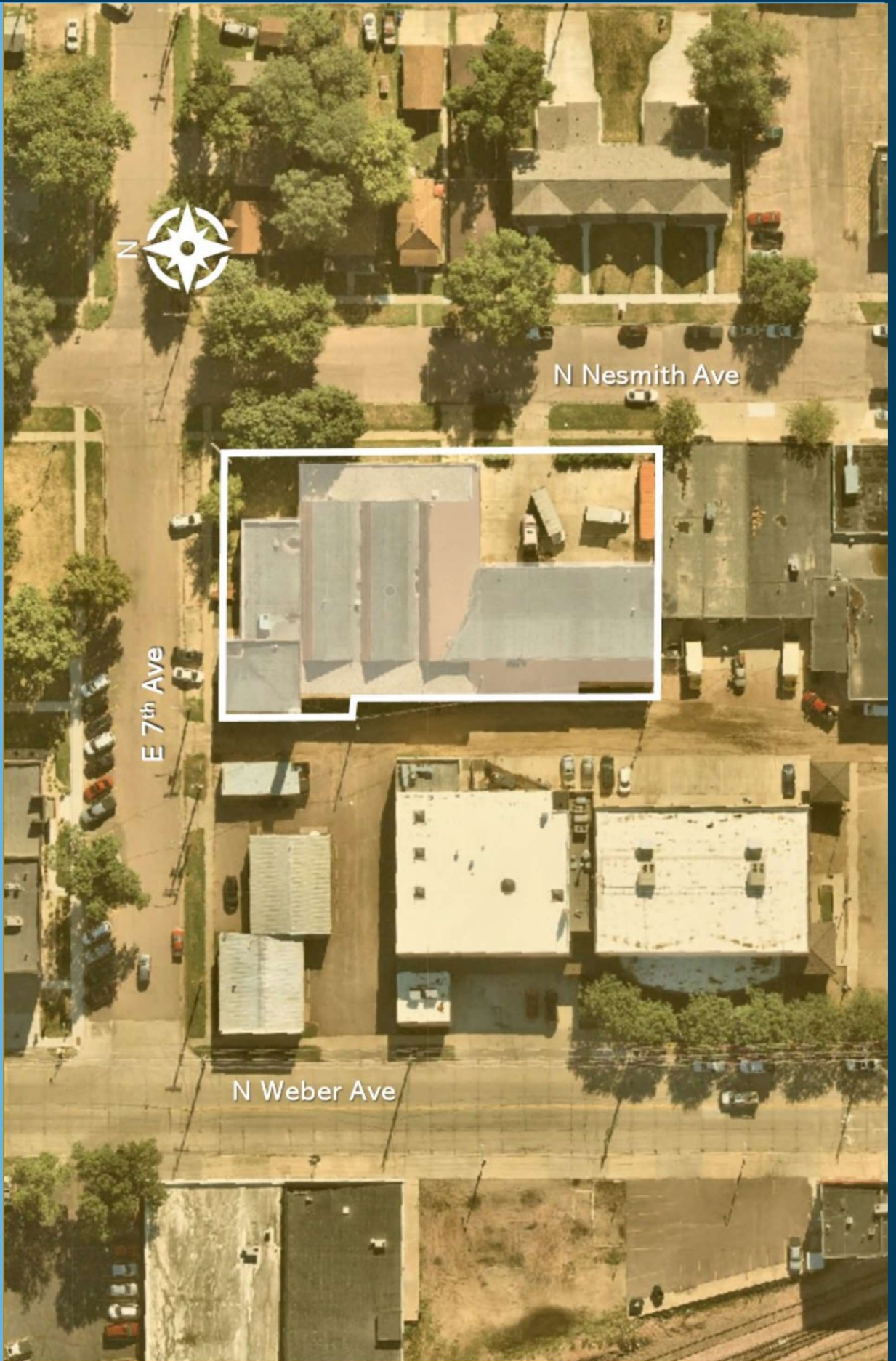


605.376.0127  
Ryan@VBclick.com

# AERIAL MAP



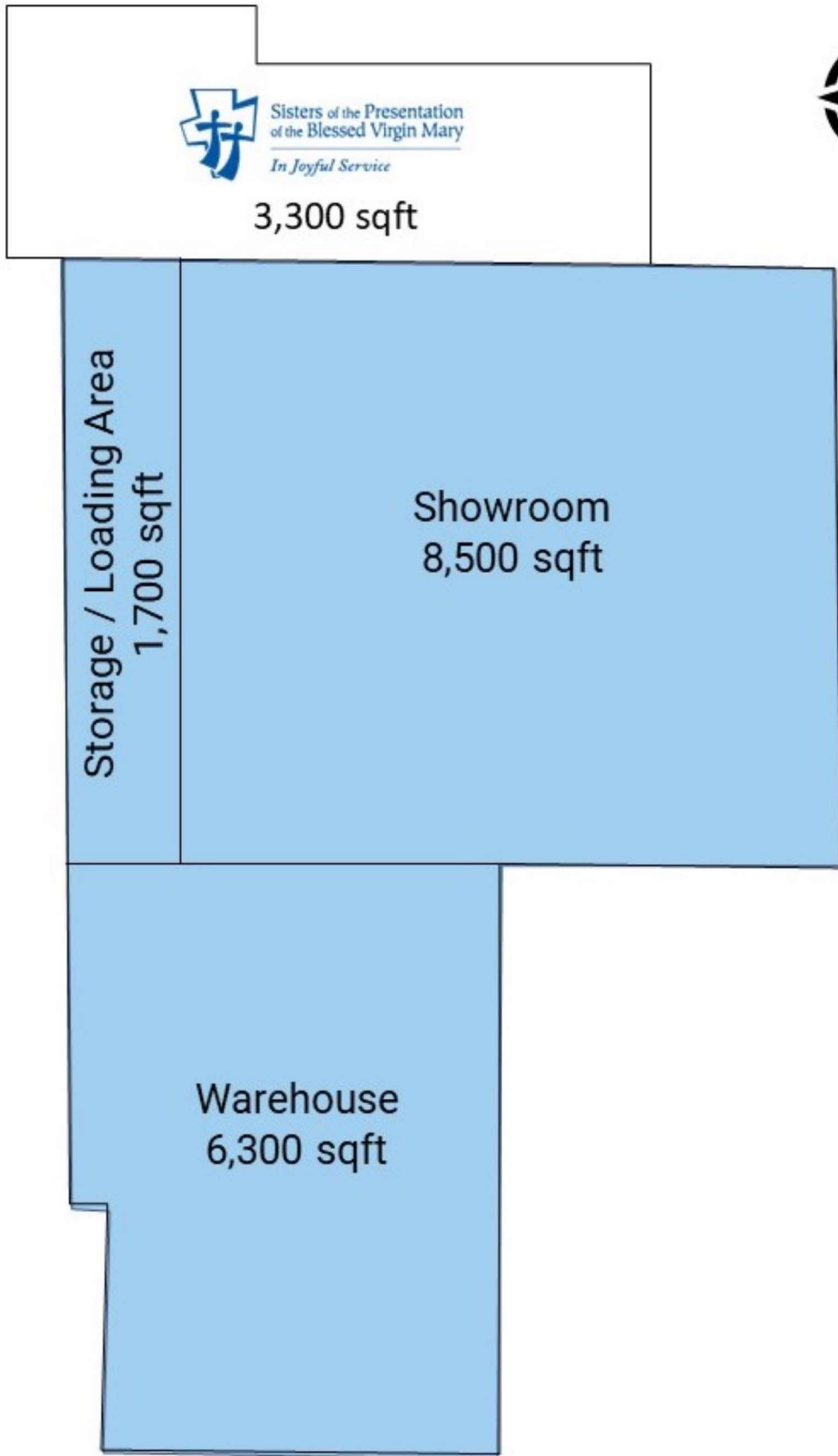
SITE PLAN



# BUILDING DIMENSIONS



# FLOORPLAN



PROPERTY PHOTOS

