

OFFICE/MEDICAL CONDO SPACE
229 WEST 39TH STREET
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

FOR LEASE/FOR SALE

OFFICE/MEDICAL SPACE – NEAR MINNESOTA AVENUE

We open doors.



PROPERTY FEATURES:

- **3,520 sq. ft.**
- **For Sale: \$620,000**
For Lease: \$13.50/sq. ft. NNN
- Office/medical condo located one block from Minnesota Avenue.
- Condo has reception/waiting area, seven (7) exam rooms, breakroom, conference, three (3) private offices and work areas.
- Common area restrooms.
- Monument signage.
- Parking ratio of 1:252 for entire building (24 parking spaces).
- Located near high-traffic Minnesota Avenue.
- Great visibility for professional/medical user.
- Neighboring businesses include Hy-Vee, Sherwin Williams, GreatLife and Dakota Alliance Soccer.
- To be sold with a Deed Restriction for general dentistry use.

For More Information, Please Contact:

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(605) 782-1663



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