

**YANKTON TRAIL OFFICE BUILDING**  
**2333 WEST 57<sup>TH</sup> STREET, SUITE 105**  
**SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR SALE / FOR LEASE**  
**OFFICE BUILDING – SOUTHWEST SIOUX FALLS**

*We open doors.*



**PROPERTY FEATURES:**

- **5,854 rentable sq. ft.\***
- **For Sale: \$1,050,000 (\$179.36/sq. ft.)**
- **For Lease: \$13.00/sq. ft. NNN – Year 1**  
Estimated NNNs: \$8.14/sq. ft.
- Built in 2003.
- Zoned O - Office.
- Office space located in the Yankton Trail office park.
- Space consists of reception area, twelve (12) private offices, conference room and open work area.
- Common area restrooms.
- Building has beautiful common areas.
- Monument and building signage available.
- Ample parking.
- Easy access to Western Avenue and I-229.

*For More Information, Please Contact:*

**ANDI ANDERSON, SIOR**  
andi@benderco.com  
(605) 782-1660

**REGGIE KUIPERS, SIOR**  
reggie@benderco.com  
(605) 782-1663





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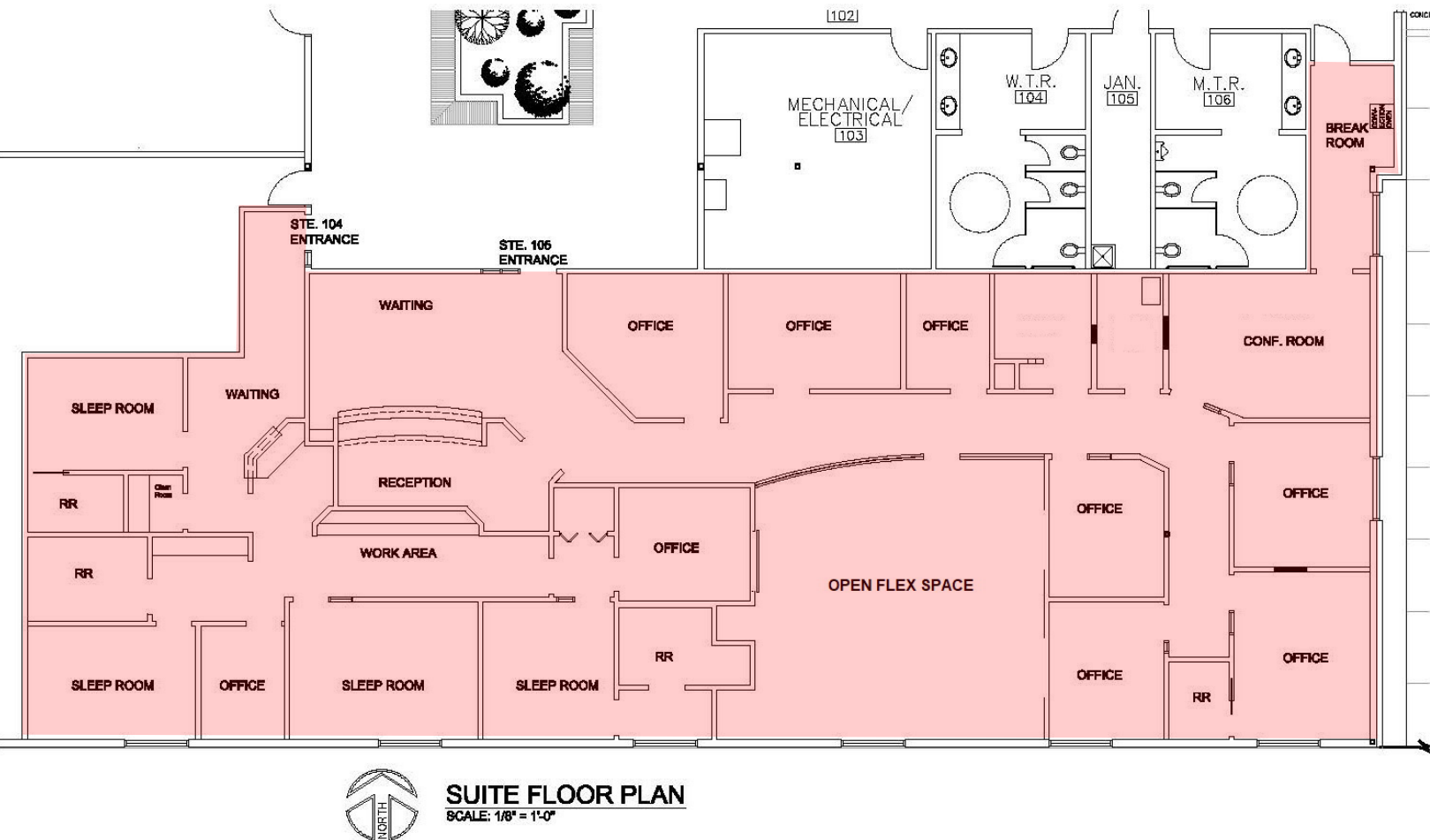


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**Condo Size: 4,503 useable sq. ft.**  
**5,854 rentable sq. ft.**



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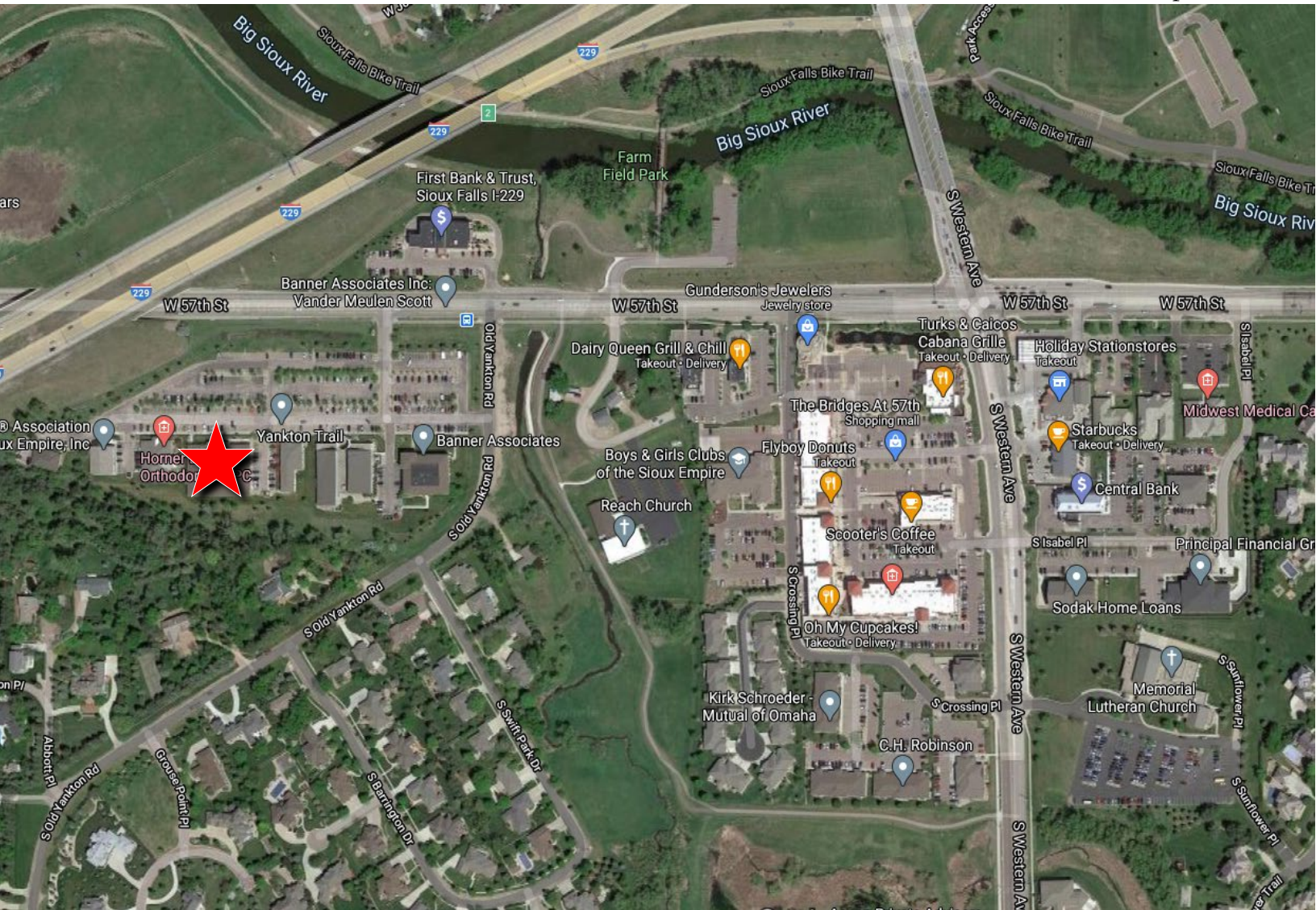


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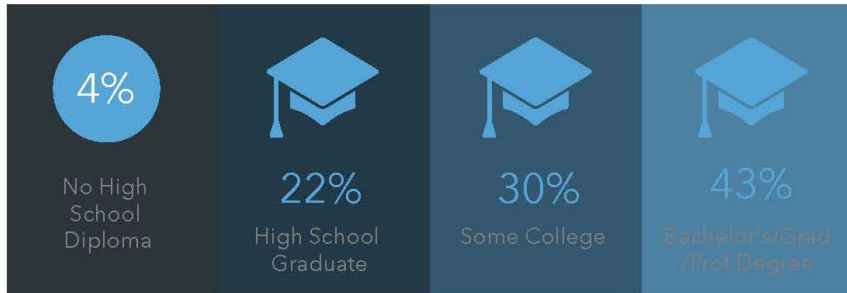
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**3-Mile Demographics**

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EDUCATION



INCOME



EMPLOYMENT



KEY FACTS

