

FOR SALE: FORMER BANK BUILDING FOR SALE

234 N Sycamore Ave
Sioux Falls, SD 57110



AVAILABLE:

BUILDING SIZE	2,343 SF
LOT SIZE	31,121 SF
PRICE:	\$398,000.00
TERMS:	Cash
TAXES:	\$9,350.76



For more information,
please contact:

Kristen Zueger, SIOR

p: 605.271.2234

c: 605.376.1903

e: Kristen@VBCLink.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

PROPERTY INFORMATION

- This handsome former bank building, built in 2006, is conveniently located near the corner of 6th Street and Sycamore Avenue, which has a 2017 traffic count of 16,400 vehicles per day.
- The drive-thru with canopy features four (4) drive-thru lanes.
- The building has a spacious lobby, four private offices, break room, kitchenette, and men's and women's restrooms.
- Twenty-three (23) parking spaces including handicap parking.
- Monument and building signage.
- Beautifully landscaped.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

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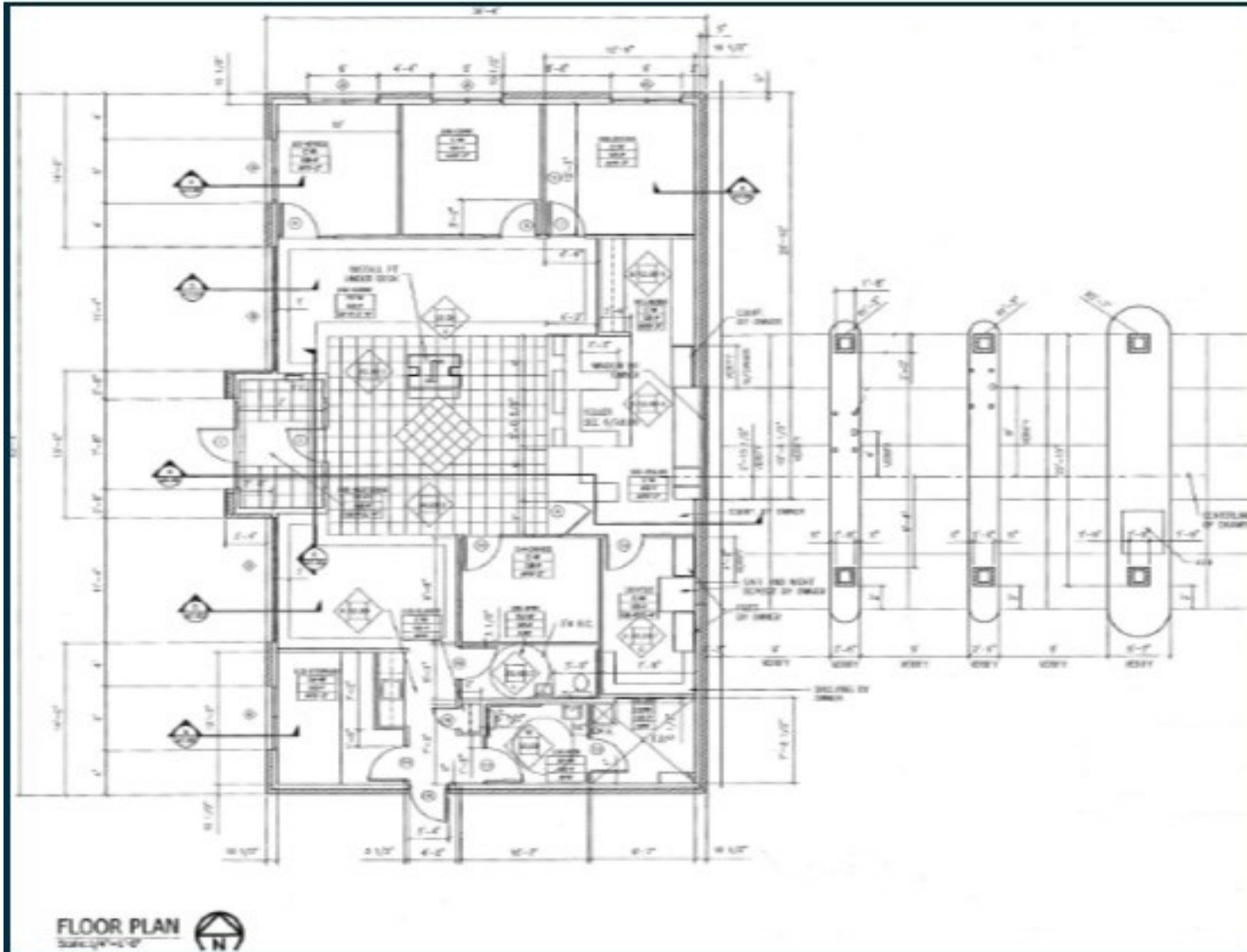
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FLOOR PLAN



Don't miss out on this fantastic opportunity to locate your business in this beautiful building!

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VanBuskirk
COMPANIES

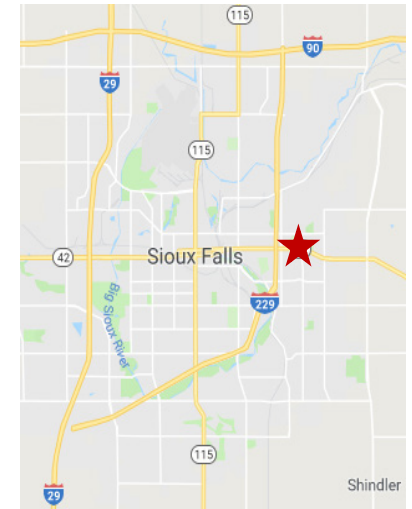
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SUBJECT SITE