

**FOR
SALE**

ALLURE HEALTH BUILDING

MULTI-USE MEDICAL/WELLNESS BUILDING BUILT IN 2022



**7000 S LYNCREST PLACE
SIOUX FALLS, SD 57108**



SIZE

Building Size: 10,558 sq. ft.
Main Floor: 5,417 sq. ft.
2nd Floor: 5,141 sq. ft.
Parcel Size: 1.47 acres



PRICE

\$5,500,000



LOCATION

Highly visible location on the primary commuter route between Harrisburg and Sioux Falls



AVAILABILITY

Immediately



TRAFFIC

S. Minnesota Avenue:
13,100 cars per day
85th Street:
9,100 cars per day



COTENANCY

Allure Health, The Wine Bar at Allure, Starbucks, Tinner's Public House, Bright Eyes Daycare, Circle K, ABC Dentistry, McDonald's, Schulte Subaru, Walmart, Burger King and Dollar Tree

Information deemed reliable, but not guaranteed.



2571 S Westlake Drive #100
Sioux Falls, SD 57106
605.361.8211 | VBCcommercial.com

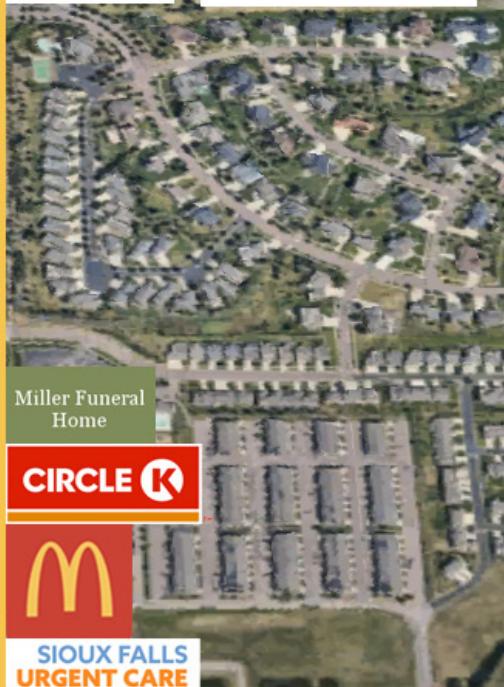
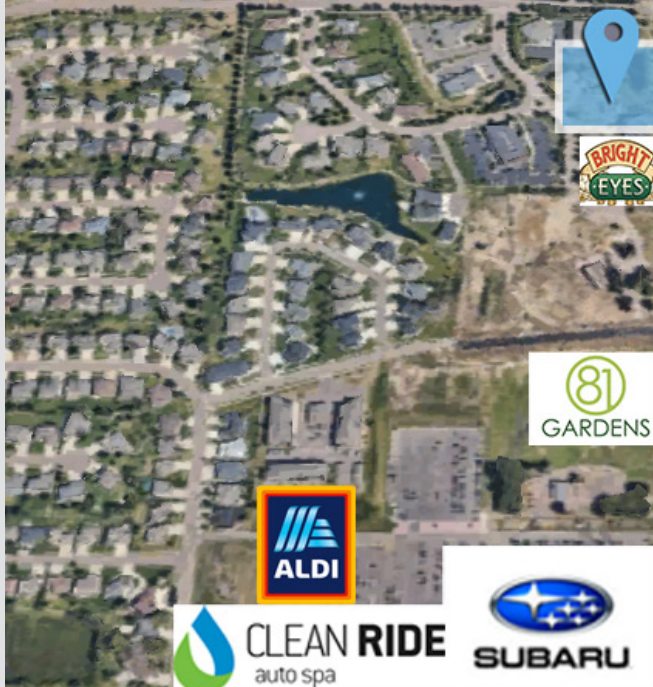


605.310.4509
mike.knudson@vbclink.com

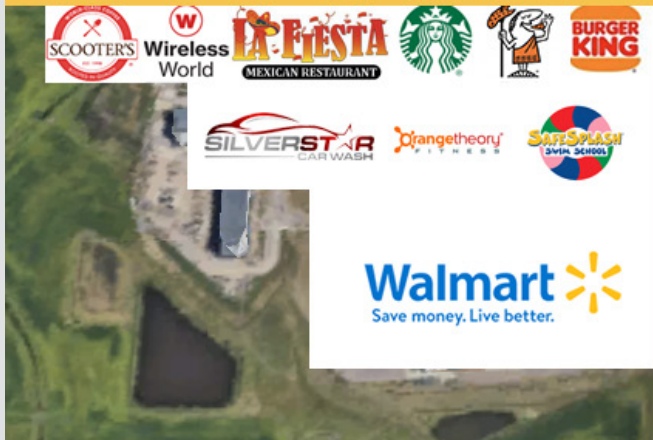
AERIAL MAP



69th Street

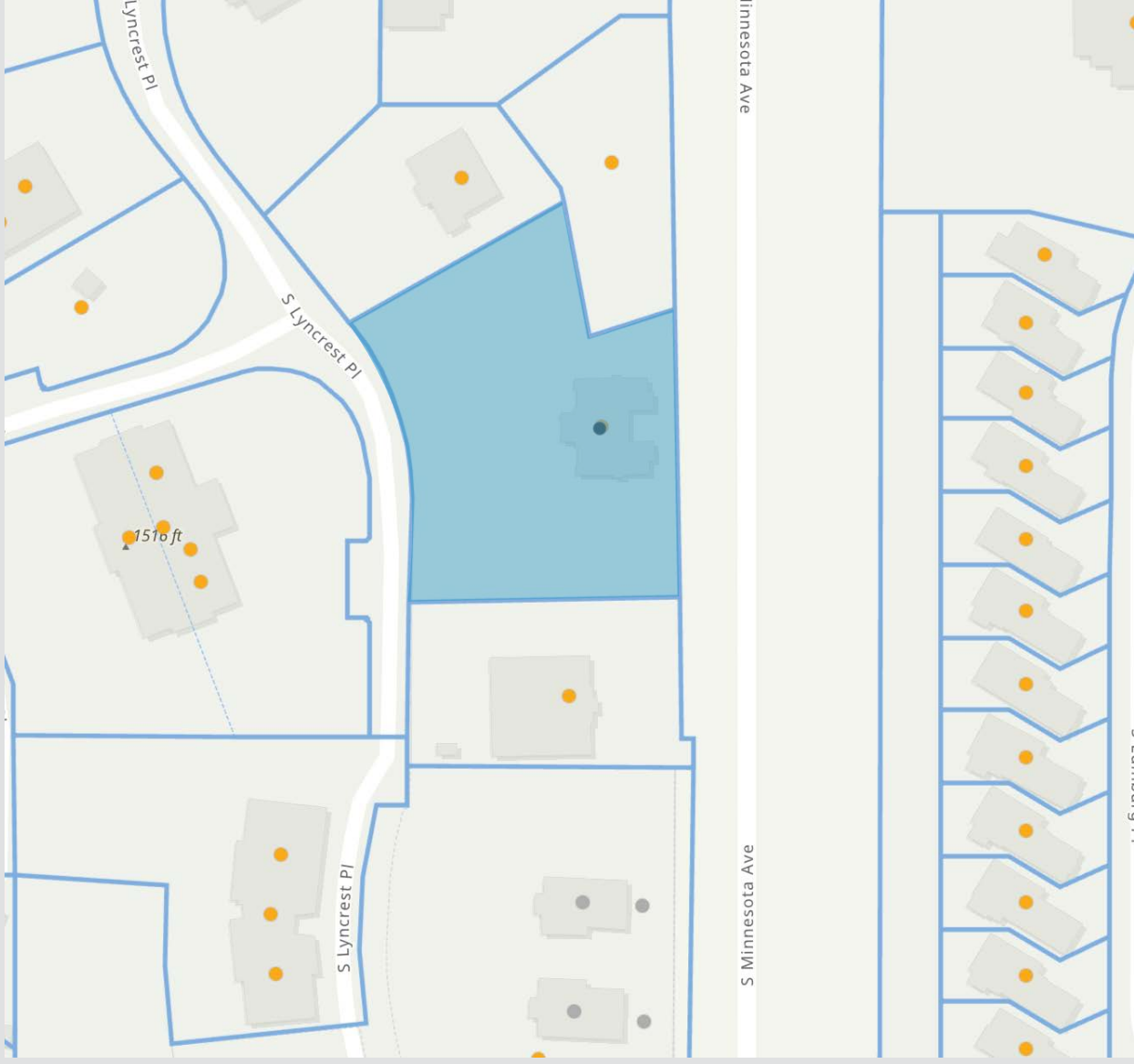


85th Street

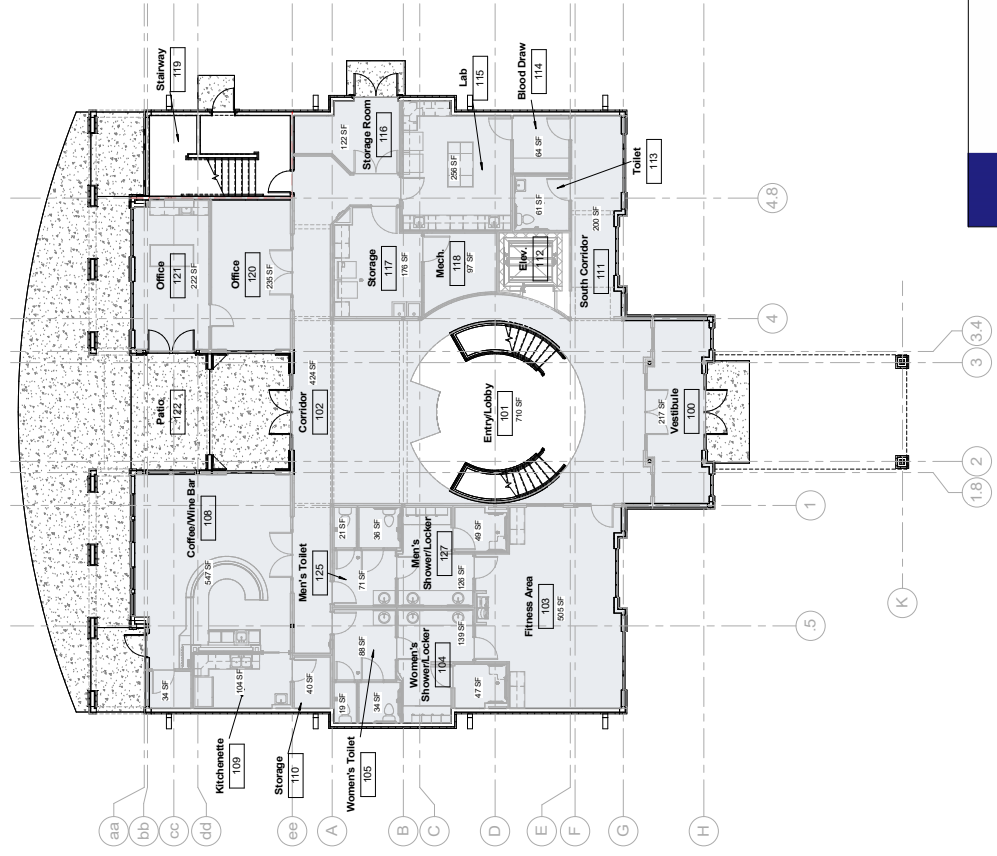


Minnesota Avenue

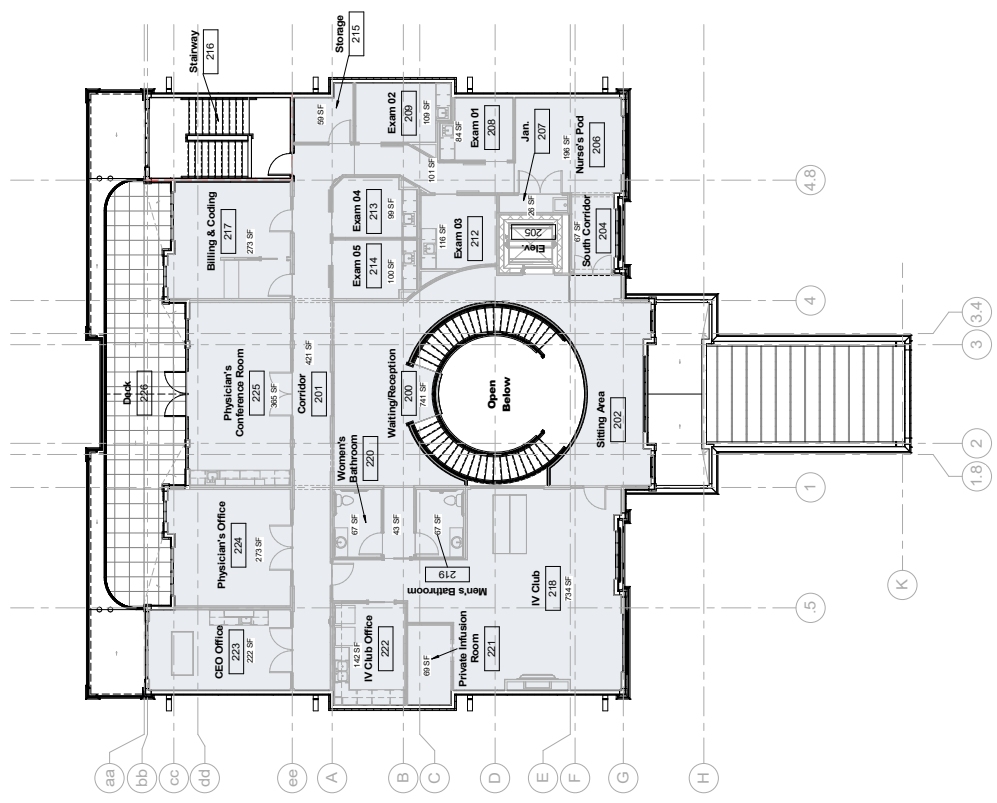
PARCEL MAP



FLOOR PLAN



1 Overall Main Floor-BOMA
Scale: 1/8" = 1'-0"
Gross Square Footage: 5,417 SF



2 Overall Second Floor-BOMA
Scale: 1/8" = 1'-0"
Gross Square Footage: 5,141 SF



PHOTOS



PHOTOS



PHOTOS

