

# 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

\$5,900,000



### 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



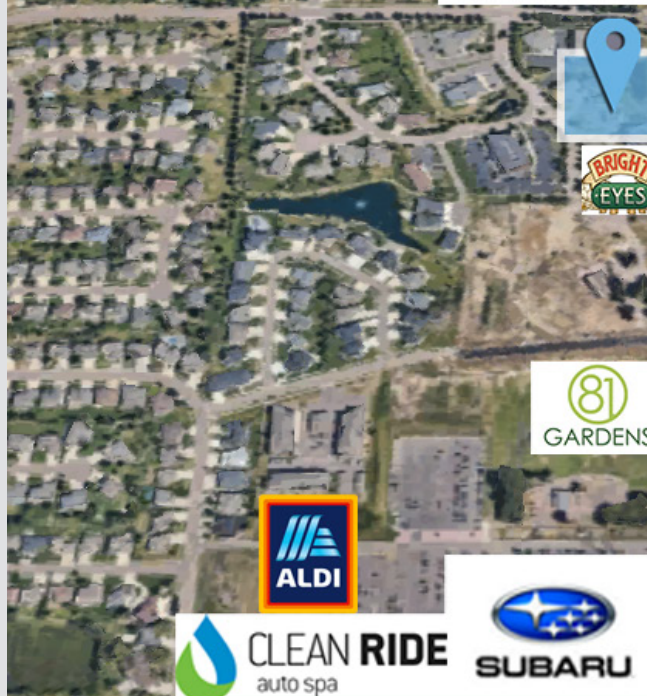
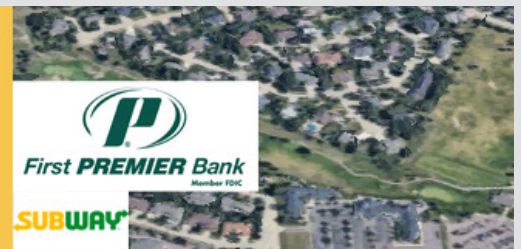
**605.310.4509**  
mike.knudson@vbclink.com



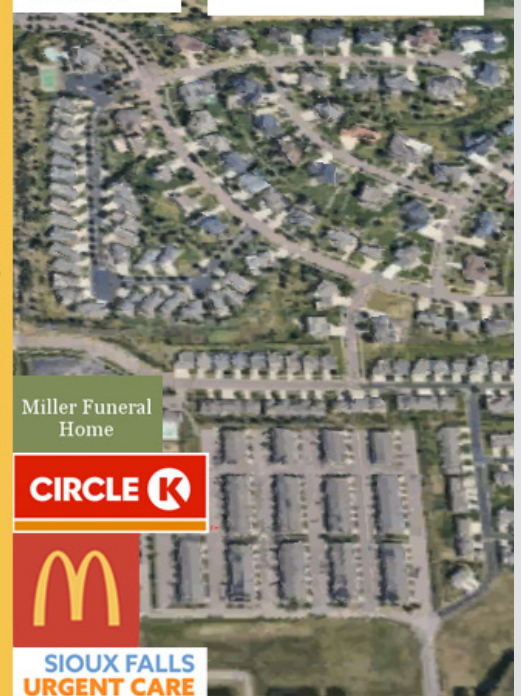
# AERIAL MAP



69th Street



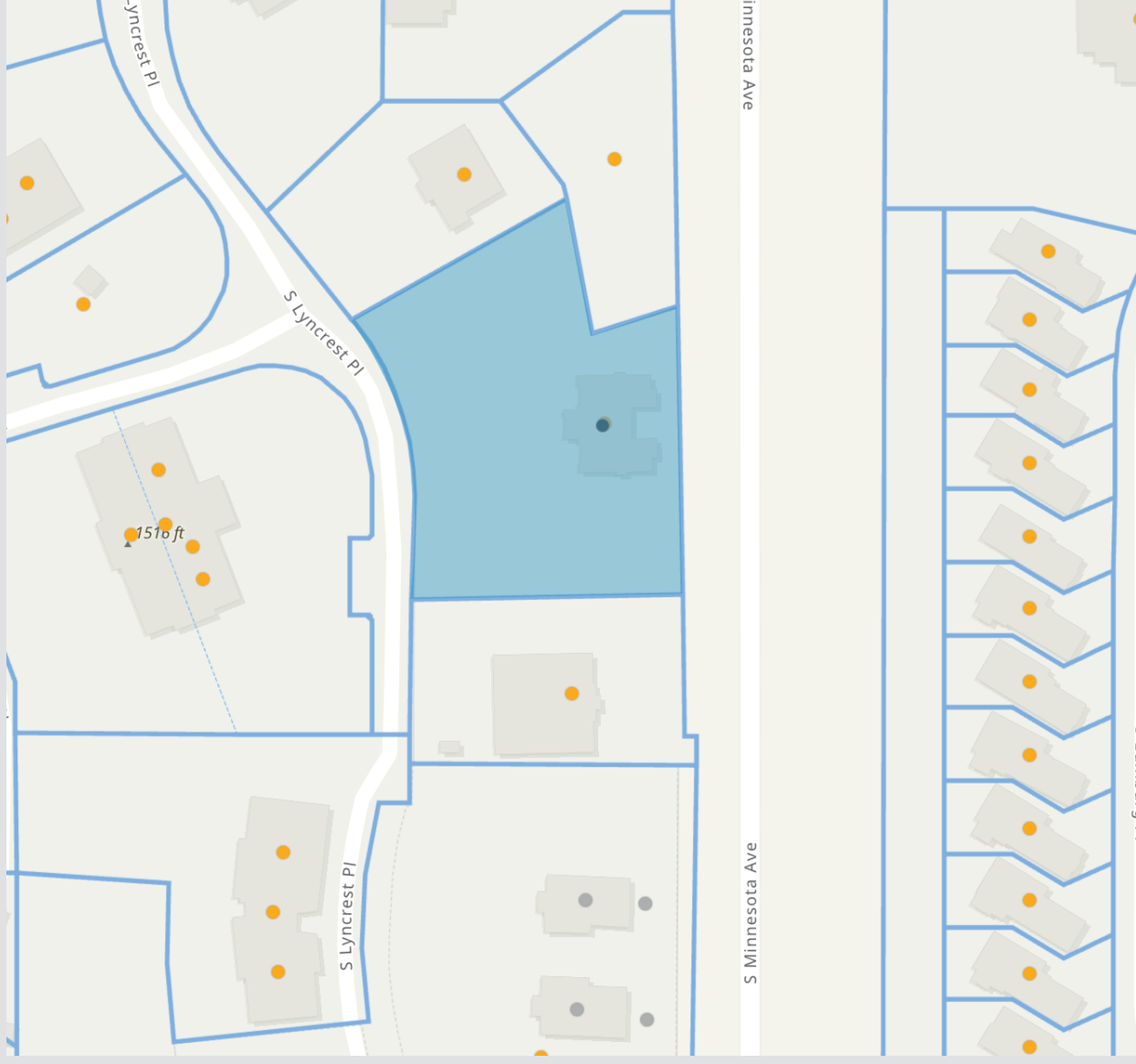
Minnesota Avenue



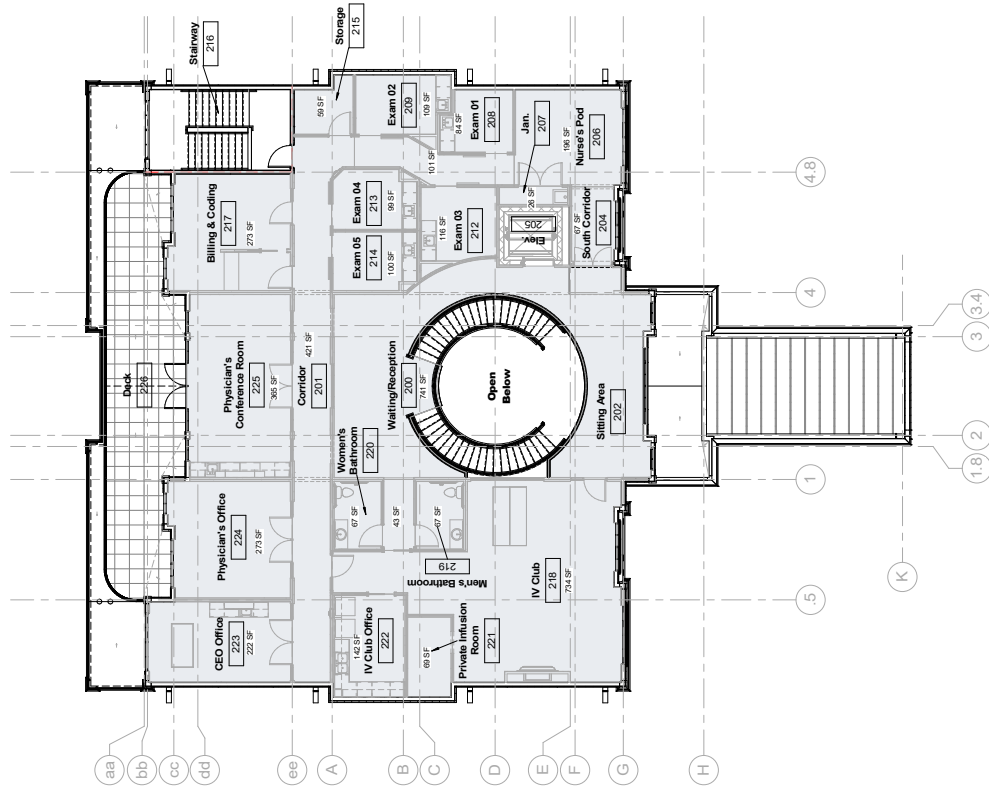
85th Street



# PARCEL MAP



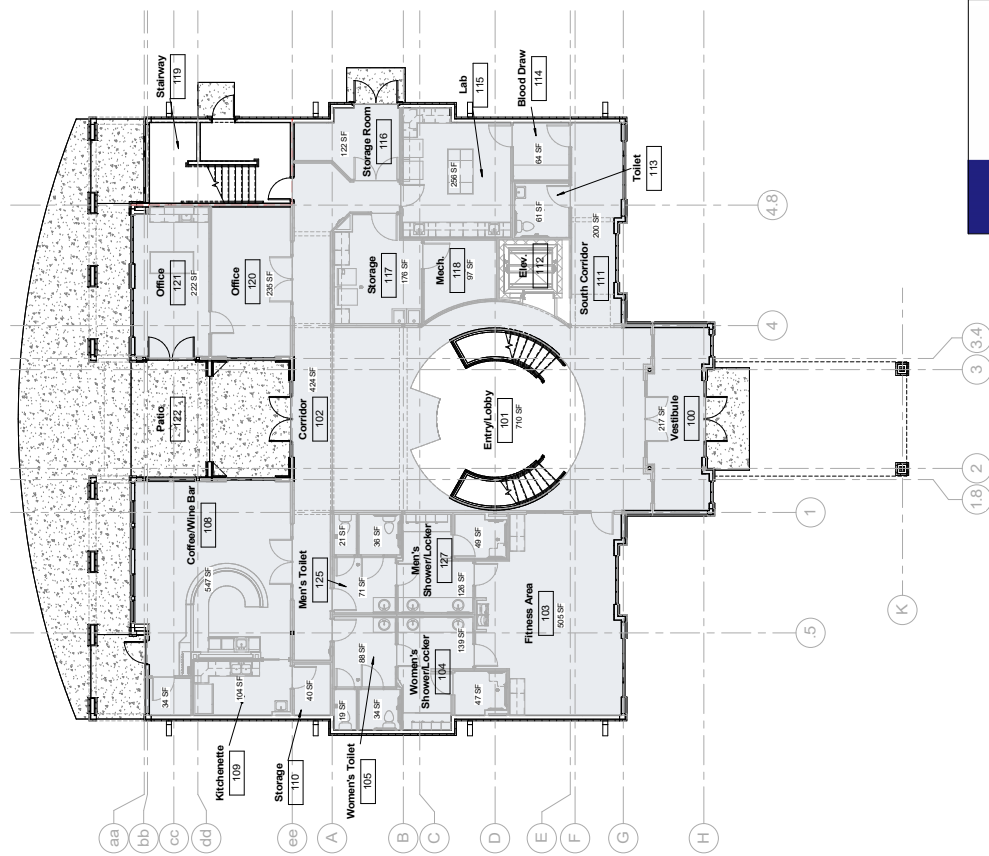
# FLOOR PLAN



**2 Overall Second Floor-BOMA**

Scale: 1/8" = 1'-0"

Gross Square Footage: 5,141 SF



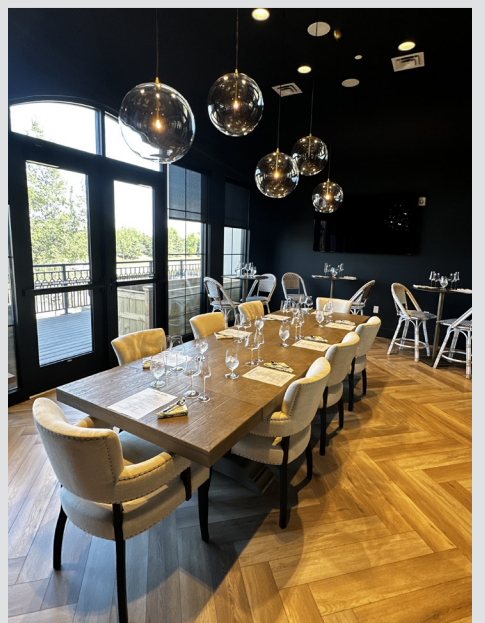
**1 Overall Main Floor-BOMA**

Scale: 1/8" = 1'-0"

Gross Square Footage: 5,417 SF



# PHOTOS





# PHOTOS

