

# BANK-OWNED ASSET - CALL FOR OFFERS

**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~~  
**\$3,750,000**



### LOCATION

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



### FINANCING

This Property can include an assumable SBA 504 loan, with an interest rate of 5.2% on a 25-year term



### TRAFFIC

S. Minnesota Avenue:  
13,100 cars per day

85th Street:  
9,100 cars per day



### COTENANCY

Starbucks, Tinner's Public House, Bright Eyes Daycare, Circle K, ABC Denistry, McDonald's, Schulte Subaru, Walmart, Burger King and Dollar Tree

Information deemed reliable, but not guaranteed.

**OFFERS DUE APRIL 30, 2025**



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



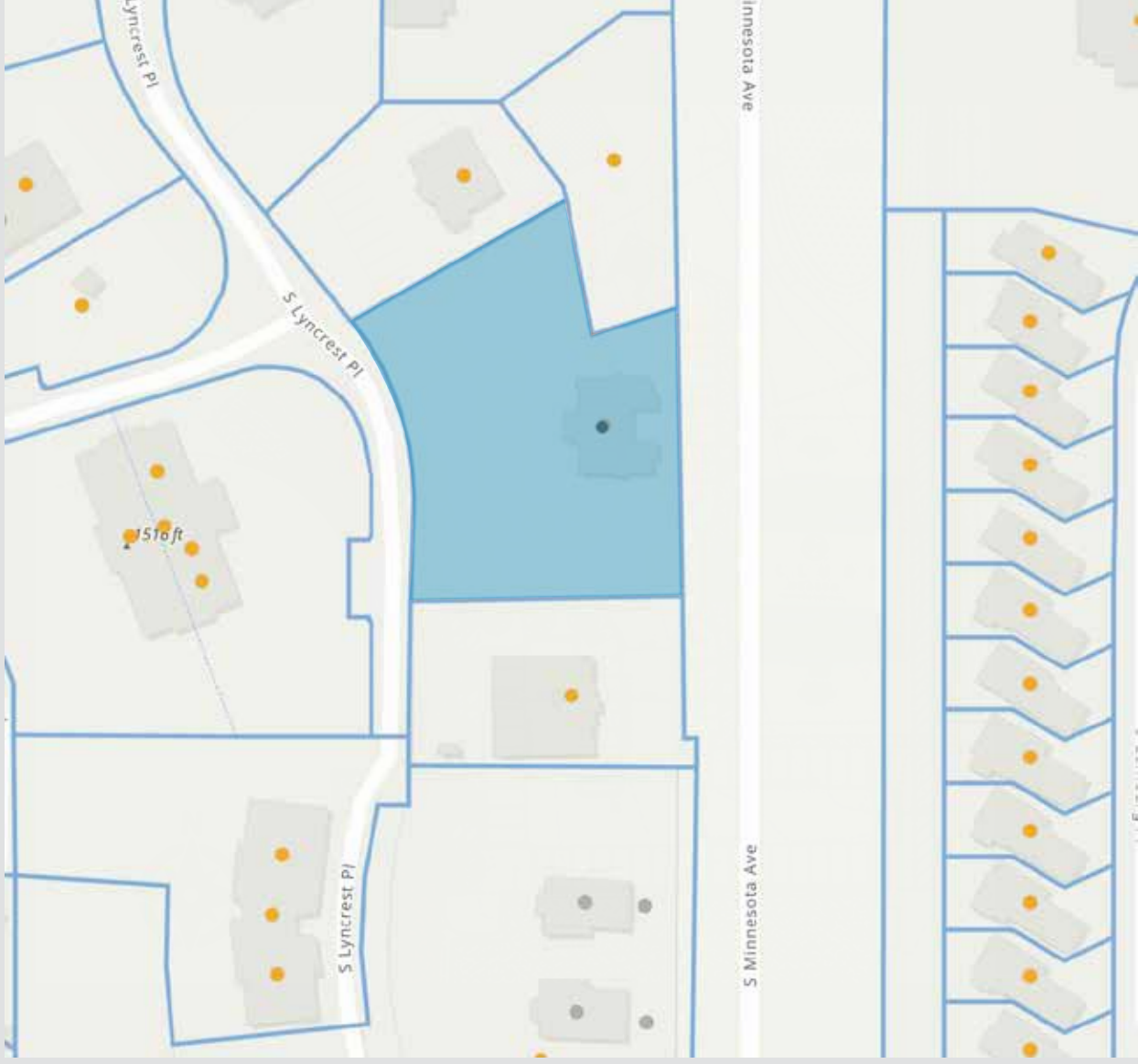
Minnesota Avenue



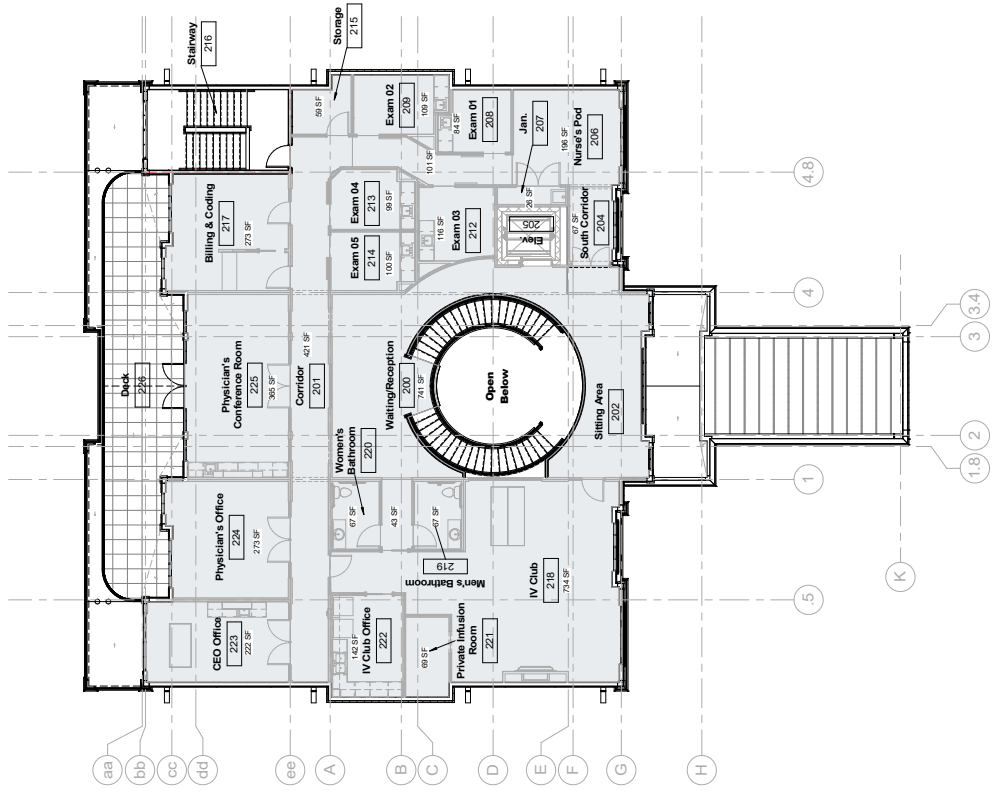
85th Street



# PARCEL MAP



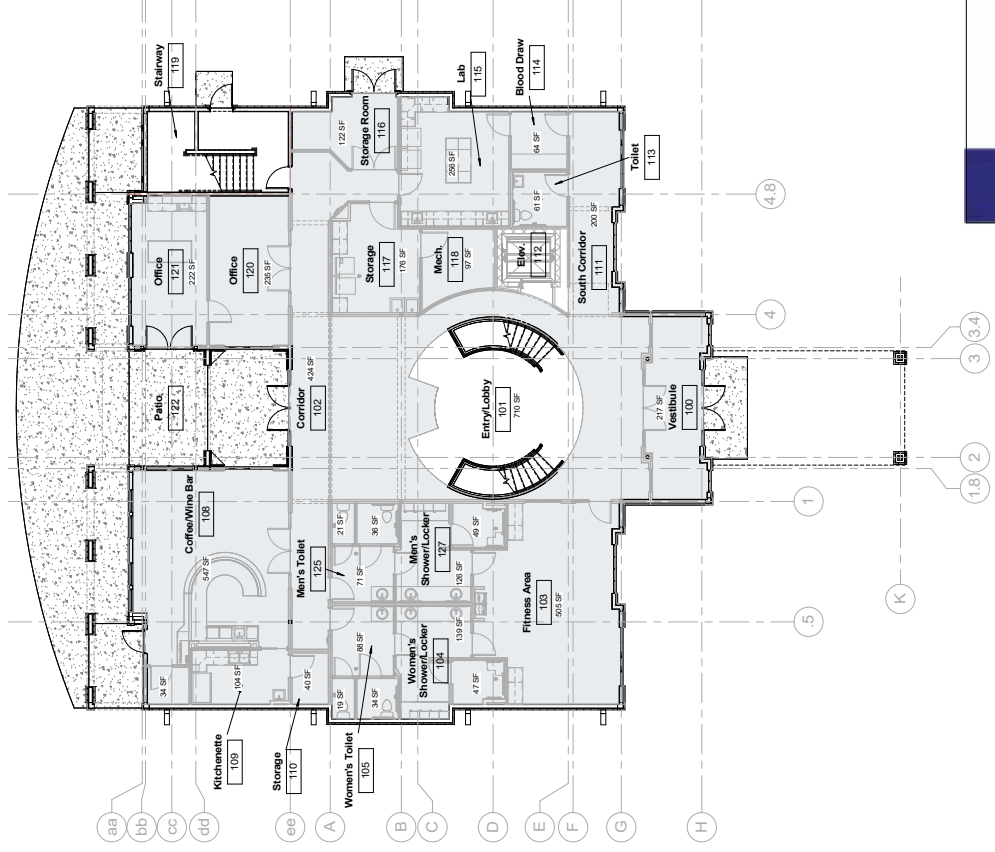
# FLOOR PLAN



**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



# PHOTOS

