



CORNER 41

41st + Western

Prime Hard Corner Retail Building



2100 West 41st Street
Sioux Falls, SD 57105



size

2,025 sqft



price

\$1,175,000



location

Site is located on the northwest hard corner of West 41st Street and South Western Avenue.



building

This brand new building was finished in 2023, and is being sold in its existing 'warm dark shell' condition. The building features premium exterior panels/finishes, and the interior is a dirt floor, allowing for Buyer's underground mechanical.



traffic

41st Street: 24,000 cars per day

Western Avenue: 19,000 cars per day



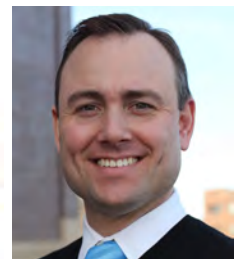
co-tenancy

Scheel's, Best Buy, Costco, Qdoba, Caribou Coffee, Pepperjax Grille, Verizon, Holiday, Burger King, AT HOME, Planet Fitness, Aspen Dental

Information deemed reliable but not guaranteed.

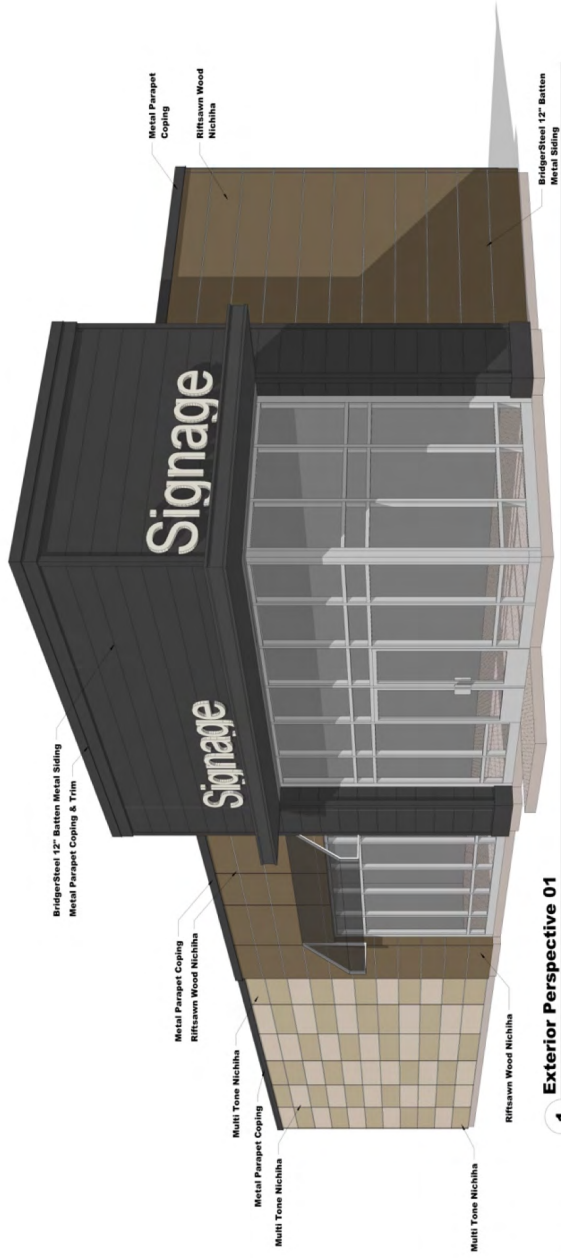


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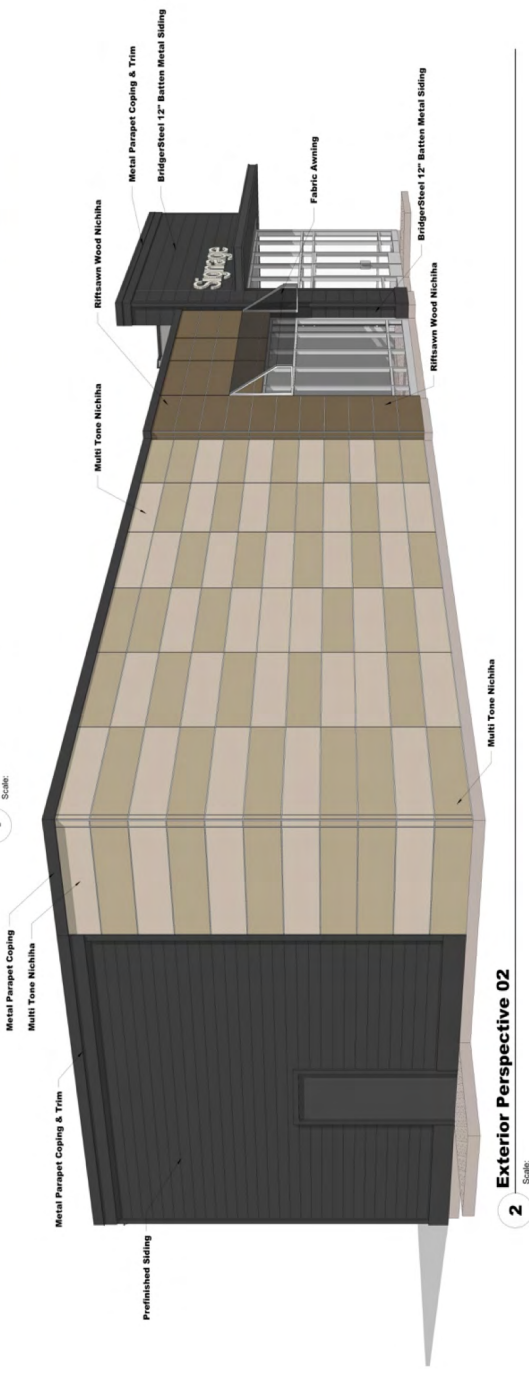


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EXTERIOR PERSPECTIVE



1 Exterior Perspective 01
Scale:

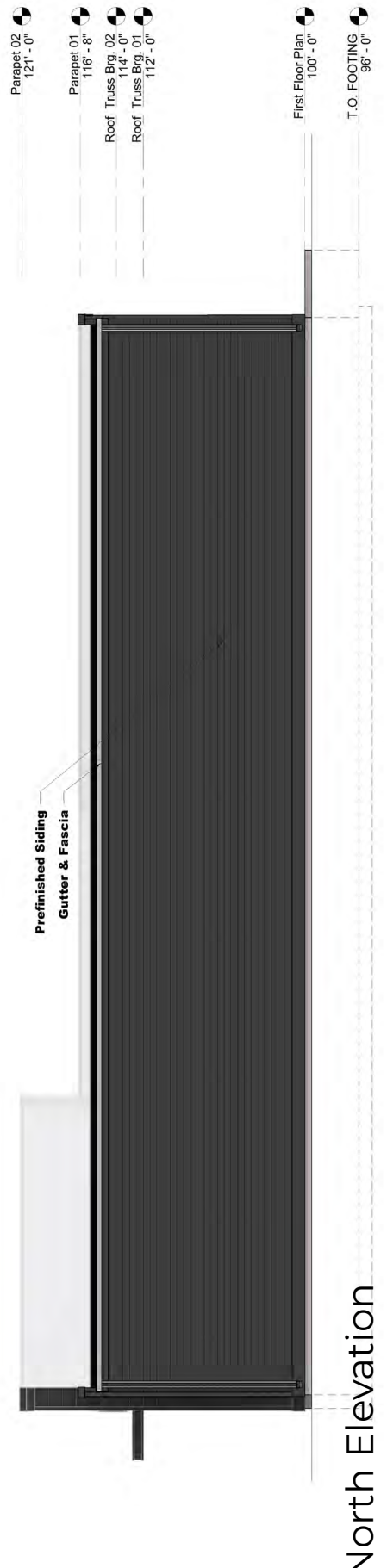


2 Exterior Perspective 02
Scale:

ELEVATIONS

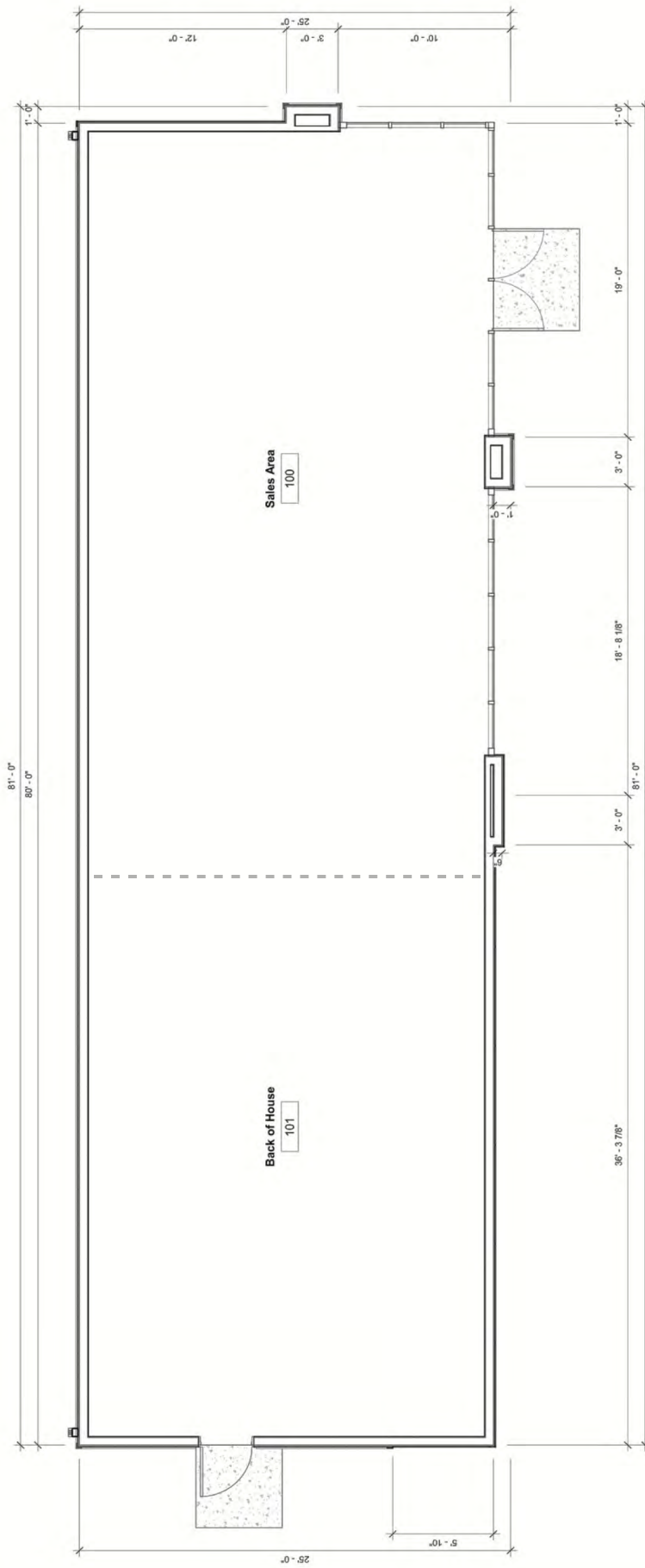


South Elevation



North Elevation

FLOORPLAN



PHOTOS

