

TWENTY-TWELVE BUILDING

2012 South Minnesota Avenue, Sioux Falls, SD 57105

**FOR
SALE**



Tenant Occupied Investment Opportunity With Prime Visibility



SIZE

1,536 SF

Street Level – 768 SF
Upper Level – 768 SF



PRICE

\$325,000

Includes 2-stall
garage.



LOCATION

This building offers
prime visibility and is
centrally located on
Minnesota Avenue in Sioux
Falls. Zoned C-2



LAYOUT

Recently remodeled, the
main level includes
an open retail floor with a
private restroom and a
private office. The upper
level includes a separate
entrance with reception area,
2 private offices, private
restroom and a breakroom
with washer & dryer.



TRAFFIC

S. Minnesota Avenue:
(Between 26th & 33rd)
45,100 cars per day

W. 26th Street:
(Between Minnesota Ave
& Center Ave)
10,600 cars per day



CO-TENANCY

O'Reilly's Auto Parts,
Caribou Coffee, Dairy
Queen, Jimmy John's,
Walgreens, Bella Cucino,
Get-n-Go, Bagel Boy,
Augustana University,
Avera Home Medical
Equipment.

Information deemed reliable but not guaranteed.



605.361.8211 | VBClink.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.351.5512

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AREA RETAIL MAP



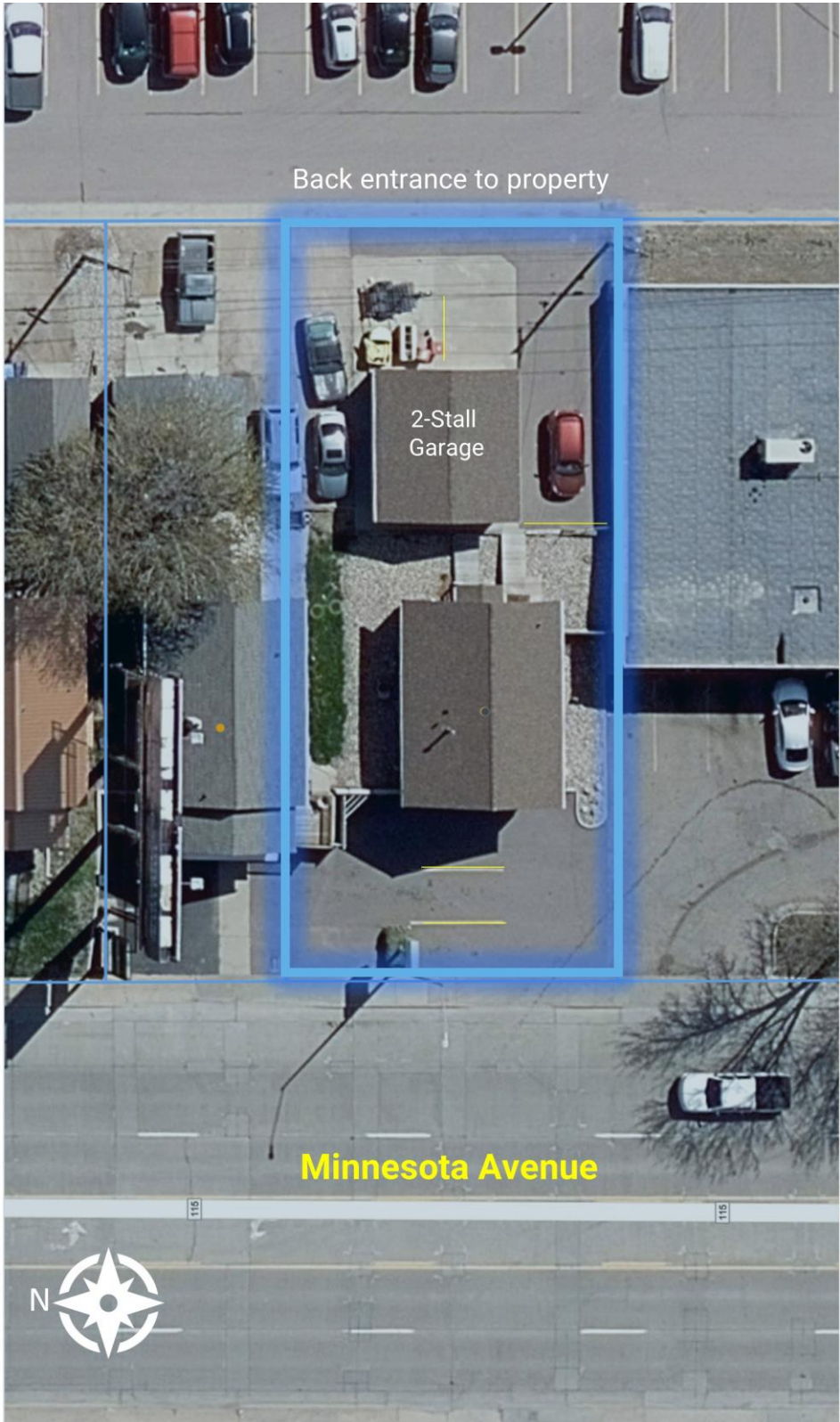
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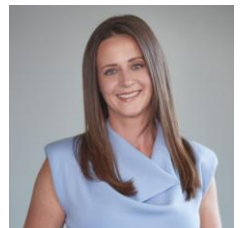
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PHOTO GALLERY – STREET LEVEL



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PHOTO GALLERY – UPPER LEVEL



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