

# ACCORD

COMMERCIAL REAL ESTATE, LLC

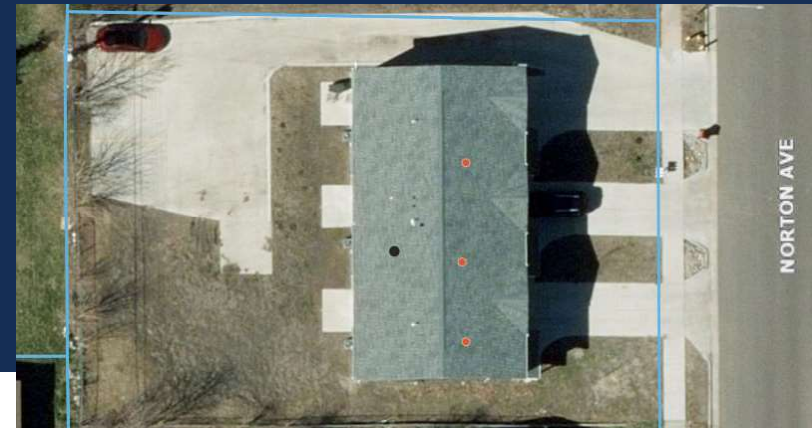


This listing presents a rare opportunity to own a newer multi-family property in the heart of Sioux Falls near Augustana University. The property consists of a 2-story building with three apartments each having a separate entrance. Each apartment has 3 bedrooms and 2 ½ baths (1/2 on main floor and 2 full baths on upper level). There are in-unit washers and dryers. There is an outstanding rental history with all three tenants having renewed their lease at least twice. Each unit has an attached 792 sq. ft. single garage and there is an additional parking pad in the rear of the property. Tenants pay gas, electric and cable/internet, and landlord pays snow removal, lawn mowing, water, sewer and garbage. Forced air heat and central air. The yard is irrigated.

**2601 S Norton Avenue  
Sioux Falls, SD**

**FOR SALE \$775,000**

- **Year Built:** 2020
- **Parcel Number:** 47021
- **Legal Description:** Lots 1, 2 & N 14' of Lot 3
- **Zoning:** RD-2



**MIKE HAUCK, JD**  
BROKER / OWNER

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