

ACCORD

COMMERCIAL TEAM



2110 W. Burnside Street
\$1,534,000.00

Size:	12,239 square feet
Lot Size:	79,962 square feet
Zoning:	C-2 Commercial
Year Built:	1961
Taxes:	\$16,081.99
Bathrooms:	3
Parking:	20 on-site paved

This is a great investment or redevelopment opportunity! This property consists of two adjoining parcels containing 79,962 square feet located within walking distance to the new Sioux Falls Events Center. The property is currently configured with five total buildings comprised of almost fully leased office, warehouse, mini-storage and shop space. The main building was constructed in 1961 and is block construction with office and warehouse space that is nearly fully leased out to tenants. The mini-storage consists of three steel framed buildings with 105 total storage units of various sizes and a great rental history. The other building is a 1,500 square foot steel framed building that is currently leased to West Sioux Exhaust. This property is currently generating good income and has tremendous development potential as it is located within visual and walking distance from the new Sioux Falls Events Center, Arena and Howard Wood Field.



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Information herein deemed reliable, but not guaranteed.



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