

# ACCORD

COMMERCIAL TEAM



**1500 W. Russell Ave.**

**Sioux Falls, SD**

**\$375,000**

Bldg Size: 4,972 square feet  
Land Size: 36,609 square feet  
Zoning: C-4 Commercial  
Year Built: 1974  
RE Taxes: \$5,336.68  
Parcel #: 24693  
Legal: S20' of Lots 9, 10&11 & all of Lots 12&13, Block 55 of Airport Addn

This property offering is located on busy Russell Street in northern Sioux Falls near the Sioux Falls Arena, Convention Center and new Events Center. Traffic by this location is over 17,000 vehicles per day (2010) and this property is over 36,600 square feet in total lot size. It is located across from the Ramada Hotel and Sheraton Hotel and next door to a Super 8 Motel. Other neighbors include the Convention Center Plaza, Tazita Burrito and The Spot Barber Shop. The building was built in 1974 but was significantly remodeled over the last three years including a brand new rubber membrane roof with a 20 year warranty, a new furnace, new bathrooms, doors, epoxy floors and landscaping. Here is your chance to acquire a highly visible property in a high traffic location to serve the thousands of people who will visit the Arena, Convention Center and new Sanford Premier Events Center.



[www.TheAccordTeam.com](http://www.TheAccordTeam.com)



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Information herein deemed reliable, but not guaranteed.



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\*\* Pictures are for marketing purposes only and not representative of items which remain with the sale and transfer of property. A member of the ownership group is a licensed real estate broker.\*\*



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