

# FULLY LEASED INVESTMENT PROPERTY

## RETAIL SPACE FOR SALE



1312 W. 41st Street  
Sioux Falls, SD 57105

# FOR SALE

\$1,343,128  
6,360 SF

## SIZE

- Building: 6,360 SF
- Lot: 15,840 SF

## PRICE

- \$1,343,128

## LOCATION

- Prime retail location situated at the corner of S. Euclid Avenue and W. 41st Street!

## DESCRIPTION

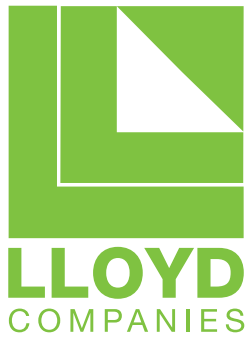
- Traffic counts are estimated at 20,700 vehicles per day. Nearby access to I- 229.
- Sale includes a highly visible pylon and digital display board.
- Zoned C-2 Commercial
- Contact Broker for additional information
- Property features 19 on-site parking stalls, overhead door and back entrance, and an updated facade
- Several tenants in the immediate vicinity including Costco, Silverstar Car Wash, Party America, Office Depot, At Home, Planet Fitness, Valvoline, Starbucks Qdoba and so much more

Find out more at [lloydcompanies.com](http://lloydcompanies.com)

RAQUEL BLOUNT, SIOR

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### 1312 W. 41st Street Building

Unit	Tenant	Lease Type	Space Size	Lease From	Lease To	Monthly Rent	Annual Rent	Rent / SF	Escalator	Options
1312 A	LEASED	NNN	3,348	2/1/2020	1/31/2023	\$4,743.00	\$56,916.00	\$17.00	None	Two (2) One (1) Year Options to Renew
1312 B	LEASED	NNN	2,684	11/1/2019	10/31/2021	\$3,970.08	\$47,641.00	\$17.75	None	Five (5) One (1) Year Options to Renew
Sign	LAMAR Sign			9/1/2016	8/31/2026	\$479.17	\$5,750.00		None	One (1) Ten (10) Year Option to Renew
Common Area			328							
<b>TOTAL</b>			<b>6,360</b>			<b>\$9,192.25</b>	<b>\$110,307.00</b>			

\*Information deemed reliable, but not guaranteed

		Gross Potential Income:	\$110,307	
		Less Vacancy Factor:	(\$5,515)	5%
		Estimated LL Portion of RE Taxes:	(\$4,915)	
		Estimated Misc. Operating Expenses:	<u>(\$2,500)</u>	
		Net Operating Income:	\$97,377	

2019 RE Taxes: \$9,829.64  
Site Size: 15,840

Sale Price: \$1,343,128 \$211.18  
Cap Rate: 7.25%

#### No Vacancy Factor Applied

Gross Potential Income:	\$110,307	
Less Vacancy Factor:	\$0	0%
Estimated LL Portion of RE Taxes:	(\$4,915)	
Estimated Misc. Operating Expenses:	<u>(\$2,500)</u>	
Net Operating Income:	\$102,892	

Sale Price: \$1,343,128 \$211.18  
Cap Rate: 7.66%

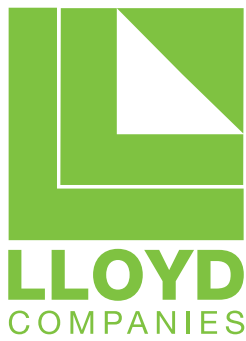
## RENT ROLL

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101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

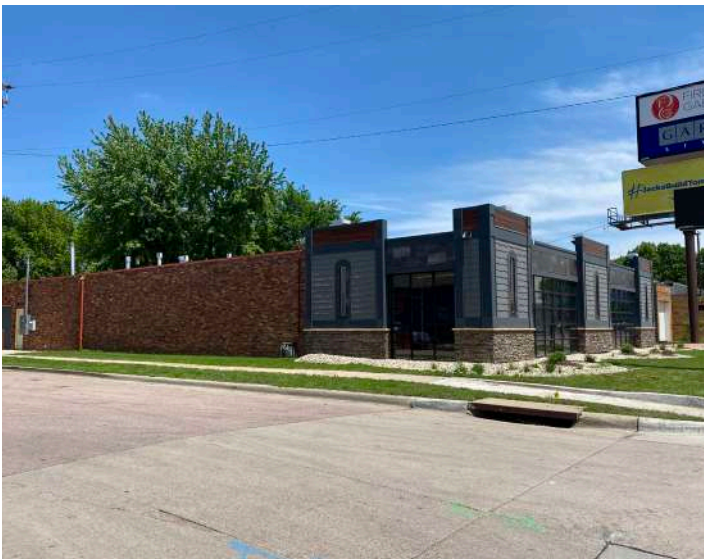
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## RETAIL SPACE FOR SALE

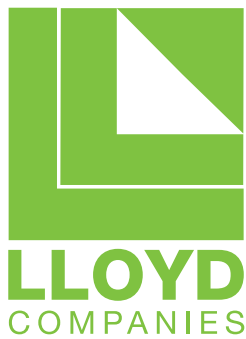


## EXTERIOR PICTURES

RAQUEL BLOUNT, SIOR  
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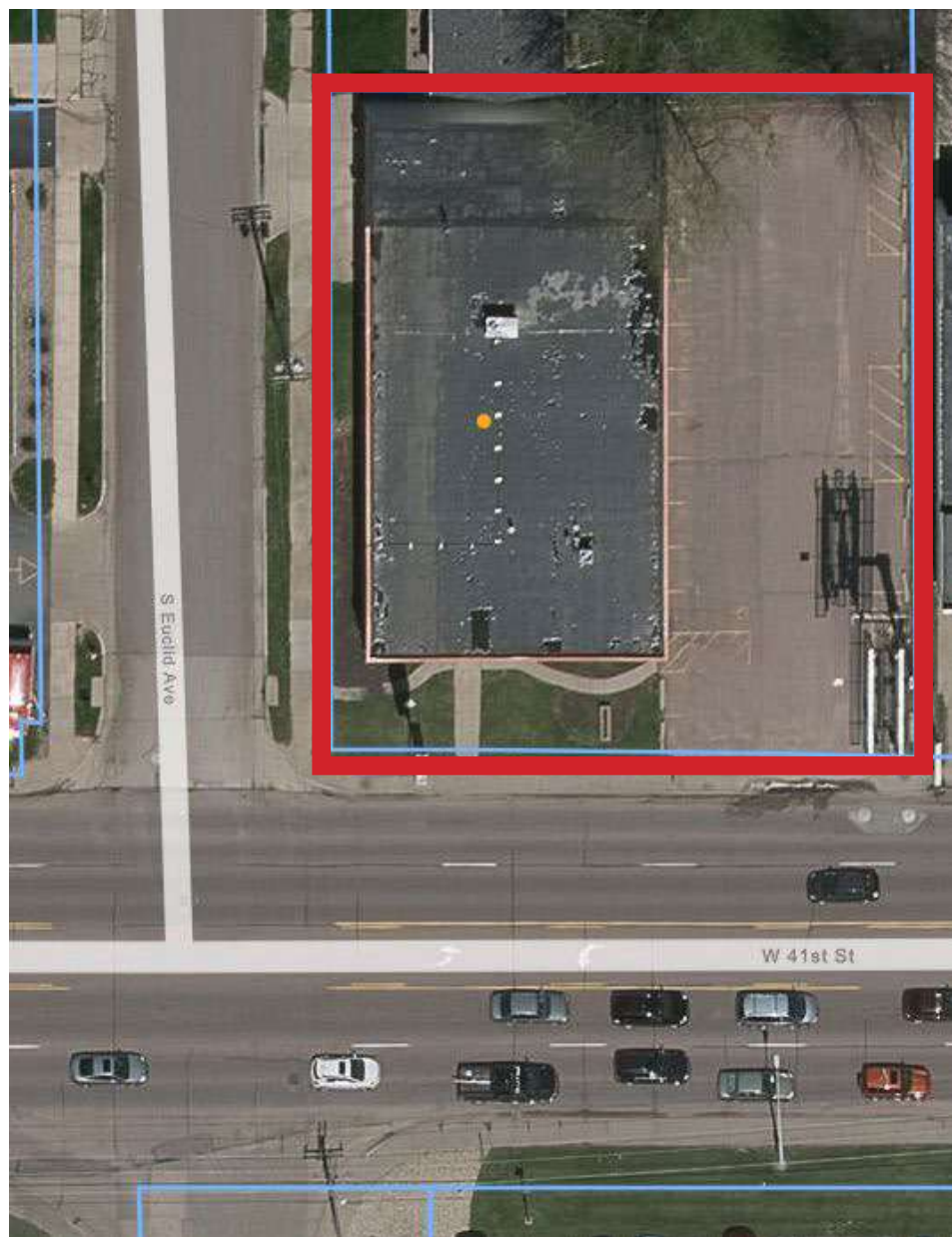
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## SITE AERIAL

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

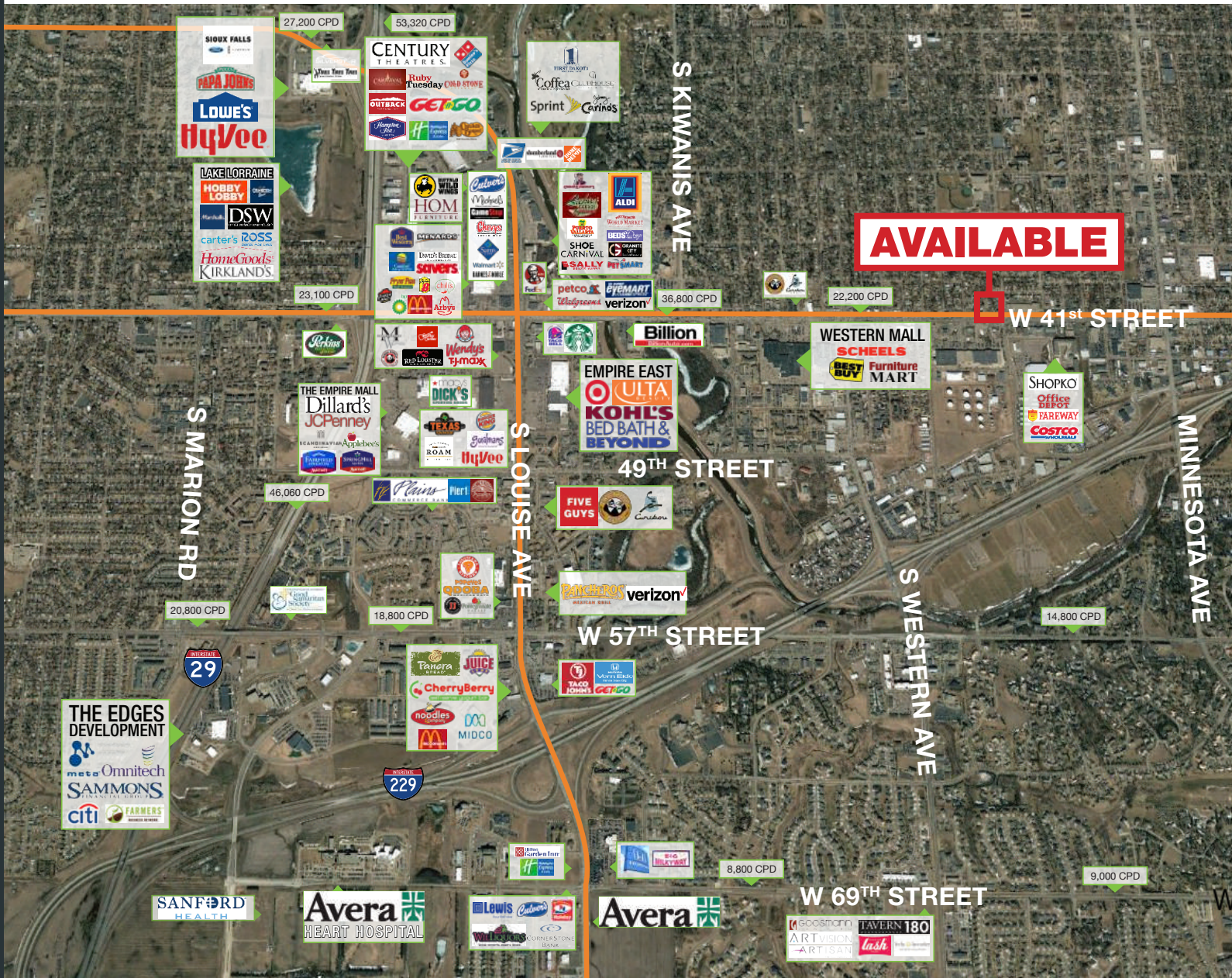
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**LLOYD**  
COMPANIES

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**AREA MAP**

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