



## Graham Tire For Sale

4633 W. Homefield Drive, Sioux Falls, SD 57106

### Property Features

- Building size: 3,720 sq. ft.
- Office area, five service bays with overhead doors
- Lot size: .56 acres (24,553 sq. ft.)
- Near signalized intersection
- Building and monument signage
- Asphalt parking with +/- 30 spaces (up to 37 spaces, depending on use)
- Zoning: C-2

### Price

- List price: \$850,000/ sq. ft. (\$228.49/ sq. ft.)
- 2017 real estate taxes: \$9,294.11
- **Property is leased to Graham Tire through 12-31-2020. Graham is interested in negotiating a lease termination agreement which could generate a significant portion of required down payment for user/buyer using SBA 504 Loan Program.**

### Location

- Short distance to I-29, Marion Road, and Louise Avenue
- High traffic location with 22,400 vehicles per day on W. 26th Street
- Neighbors include The Wave Auto Wash, Homefield Plaza, Towne Place Suites, Lowe's, Security National Bank, Hy-Vee, and SCM Business Services, Lake Lorraine, Sioux Falls Ford.



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For Sale  
Retail Building







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