

FOR SALE OR LEASE: PANTHER GRAPHICS BUILDING

**PRICE
REDUCTION!**



PROPERTY INFORMATION

- Currently set up as a print shop, this commercial building was constructed in 1972, and is comprised of block exterior with concrete foundation, forced air heat with central air conditioning, one 14' overhead door, large paved lot, and fenced in side yard with garage for extra storage.
- Located on the corner of West 6th Street and Kiwanis Avenue, with excellent access to several major arterial roads I-29, and the Sioux Falls Bike Trail.
- Space consists of an office area, breakroom, work area, storage area, and warehouse. Property has a fenced-in yard (appx 72' x 126') and garage (appx 25' x 32') available.
- Monument and building signage available.
- Tenant vacating for larger space Spring 2018.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

**321 N Kiwanis Avenue
Sioux Falls, SD 7104**

BUILDING SIZE: 12,000 +/- SF
LAND SIZE: 31,680 SF
SALE PRICE:
\$575,000.00 AS IS
or
\$640,000.00 with NEW ROOF
TERMS: CASH
LEASE PRICE: \$7.00 PSF
TERMS: NNN
ZONING: C-2
OCCUPANCY: Spring 2018
TAXES: \$10,298.68



**For more information,
please contact:**

Kristen Zueger, SIOR

p: 605.271.2234

c: 605.376.1903

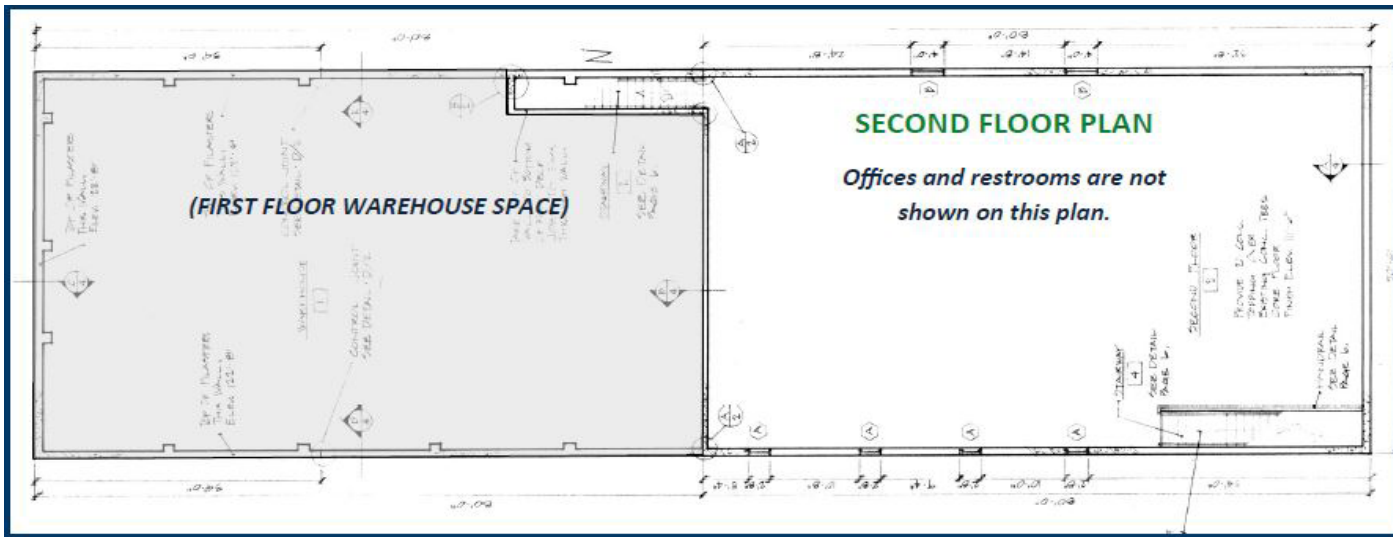
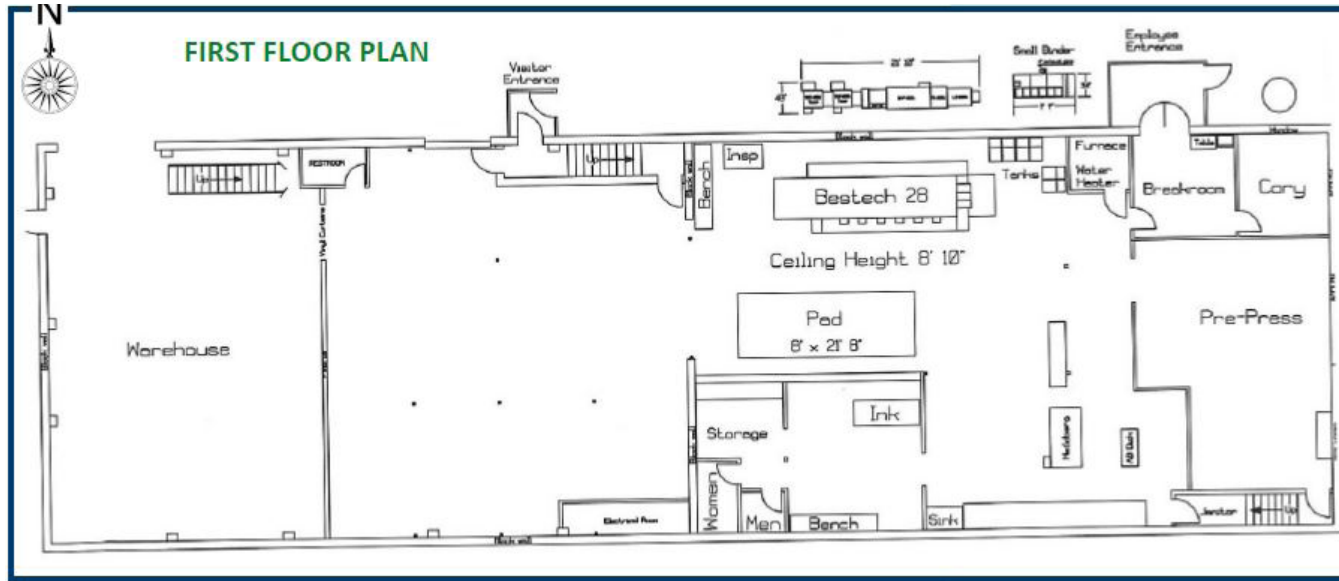
e: Kristen@VBCLink.com



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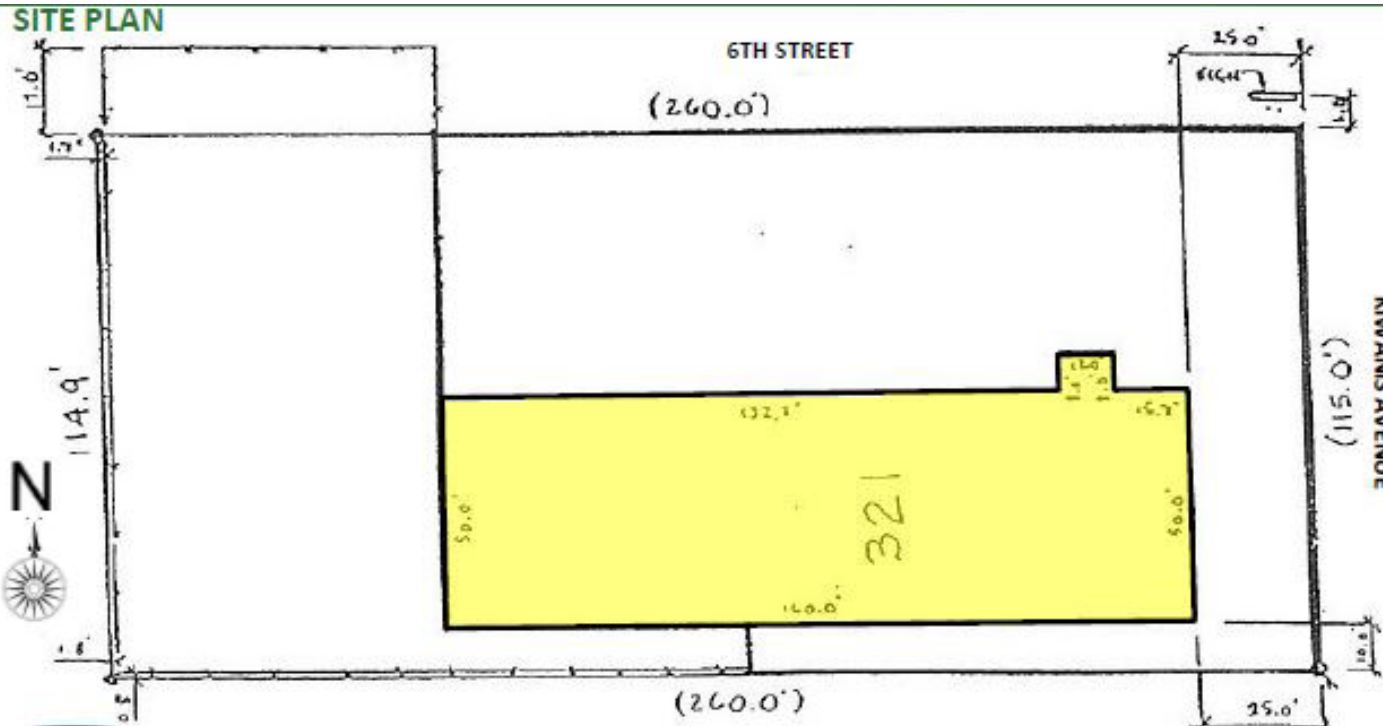
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The original building was constructed in 1971 and consisted of one 4,000 square foot, 1-story building with a showroom, warehouse, and offices.

In 1979, a 4,000 warehouse was added on the west side of the building, along with a 2nd story office/sales area consisting of 4,000 square feet.

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VanBuskirk
COMPANIES

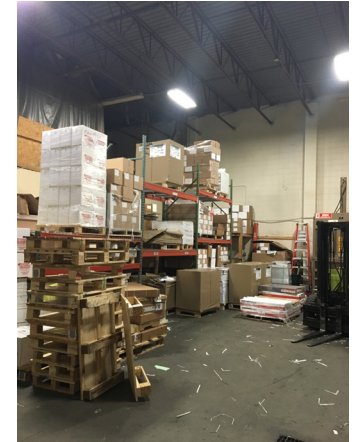
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