

For Lease
Retail Space
 Lease Rate: \$2,500/ mo. gross



Former AmsOil

4610 W. 12th Street, Sioux Falls, SD 57107

Property Features

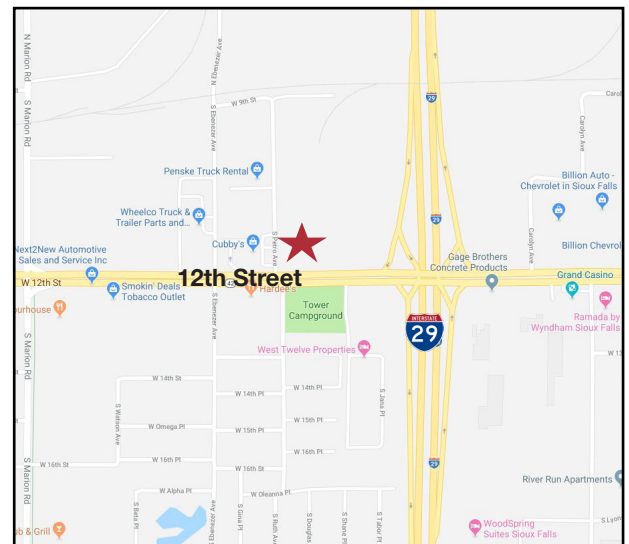
- Available immediately
- High visibility location
- Total building size: 2,280 sq. ft.
 -with lower level storage
- Building and monument signage
- Zoning: C-2
- Owner is a licensed South Dakota broker

Pricing

- Lease rate: \$2,500/ month gross plus utilities

Location

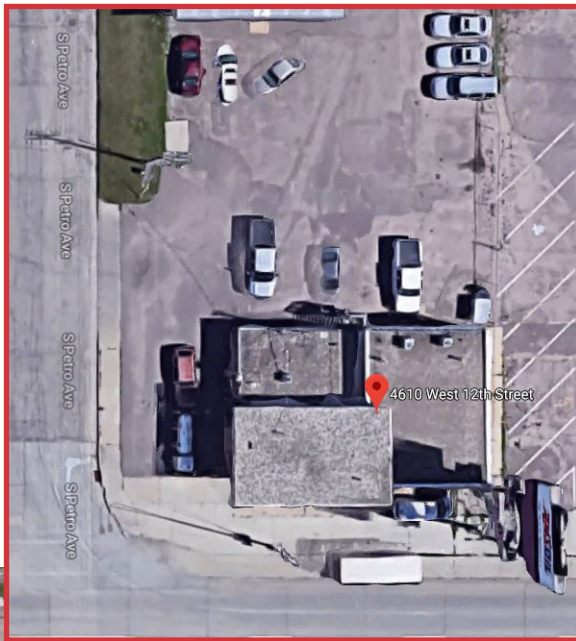
- Located just west of I-29 on the northeast corner of 12th Street and Petro Avenue
- Area neighbors include: Cubby's, Select Motors, Hardees, Tower Campground, Wheelco, Luxury Auto Mall,
- 2017 traffic count: 28,400 vpd



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