

LLOYD
COMPANIES

2408 E 10TH STREET

OFFICE AND SHOP AVAILABLE



2408 E. 10th Street
Sioux Falls, SD 57103

FOR SALE OR LEASE **\$12.00 / SF NNN**
1,590 SF

SIZE

- 1,590 SF

PRICE

- For Sale: \$300,000
- For Lease: \$12.00 / SF NNN
- Estimated NNN: \$3.35 / SF

LOCATION

- Visible and conveniently located shop and office space. Near I-229 and within minutes to Downtown Sioux Falls, Avera McKennan Hospital, and East Sioux Falls.

DESCRIPTION

- Floor plan includes office area, ADA bathroom, shop space with 3 overhead doors (2-10' x 10' and 1-10' x 12') and full basement
- 6 parking spaces in rear of building
- Tenant does snow removal
- Forced air heat and cool in shop and office
- High bay fluorescent light
- Monument signage available
- Traffic counts of 22,900 vehicles per day
- Owner is a licensed real estate agent
- Contact Broker for additional information

Find out more at lloydcompanies.com

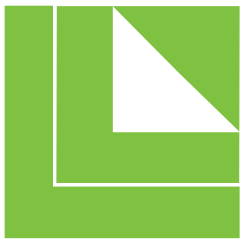
SCOTT BLOUNT

605 231-1882

scott@lloydcompanies.com

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

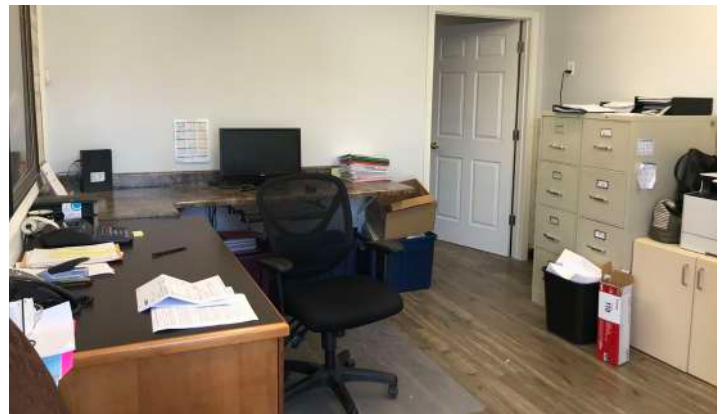
Information deemed reliable, but not guaranteed.



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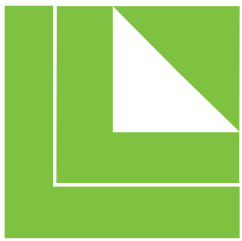
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INTERIOR PICTURES



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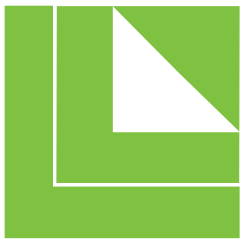
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EXTERIOR PICTURES



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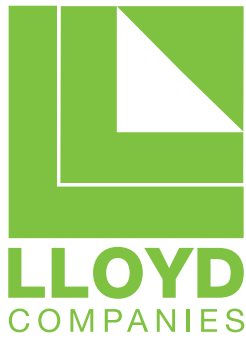


EXTERIOR SIGNAGE

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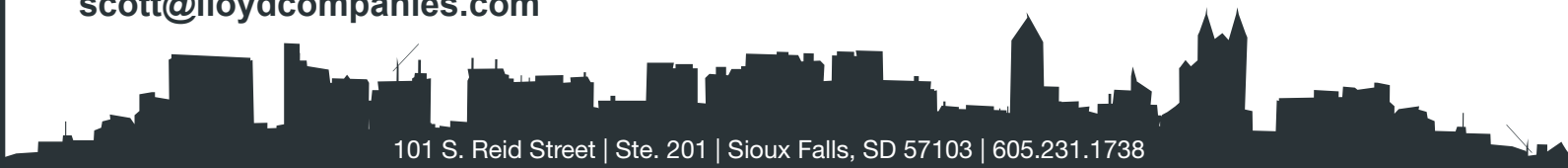


AREA MAP

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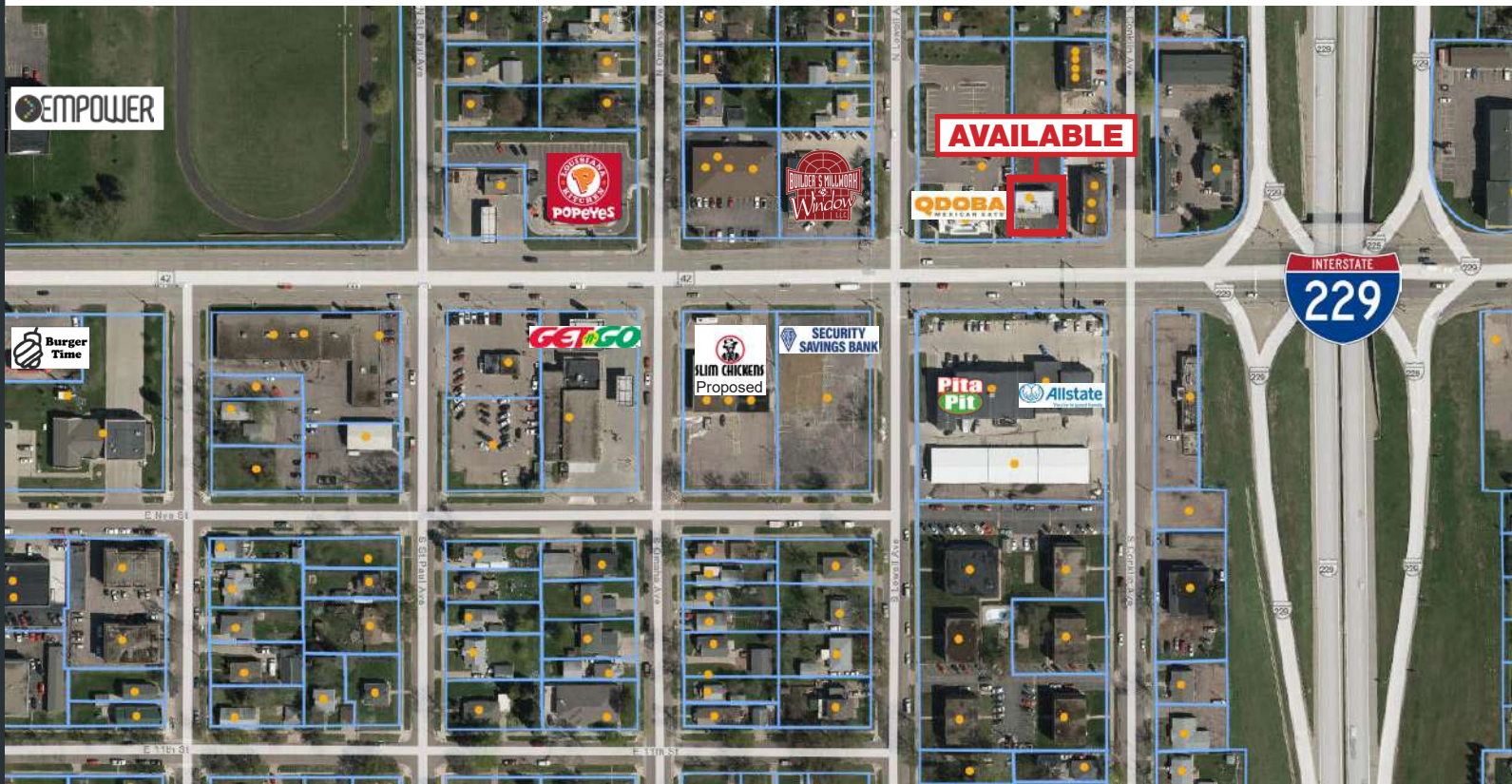




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AERIAL VIEW

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