



EIDE DEALERSHIP

24th + Minnesota

2 Blocks of Minnesota Avenue For Sale



1500/1606/1610 South Minnesota Avenue
Sioux Falls, SD 57105



size

Building 1:
24,706 square feet
Building 2:
3,920 square feet

Land: 2.04 acres



price

~~\$4,000,000~~
\$3,200,000



location

Incredible retail frontage!
This property spans two city
blocks on the bustling
Minnesota Avenue!



layout

Main building is comprised
of showroom, service shop,
offices, conference/training
room and storage. Building
has second level and
basement. Office building is
a multi-tenant building with
leased office spaces.



traffic

24,800 cars per day!



co-tenancy

Walgreens, Kaladi's, Jimmy
John's, Caribou Coffee, Slim
Chickens, Sanford Health,
Shell, Sanford Profile, Wing
Stop, Wells Fargo and many
more!

Information deemed reliable but not guaranteed.

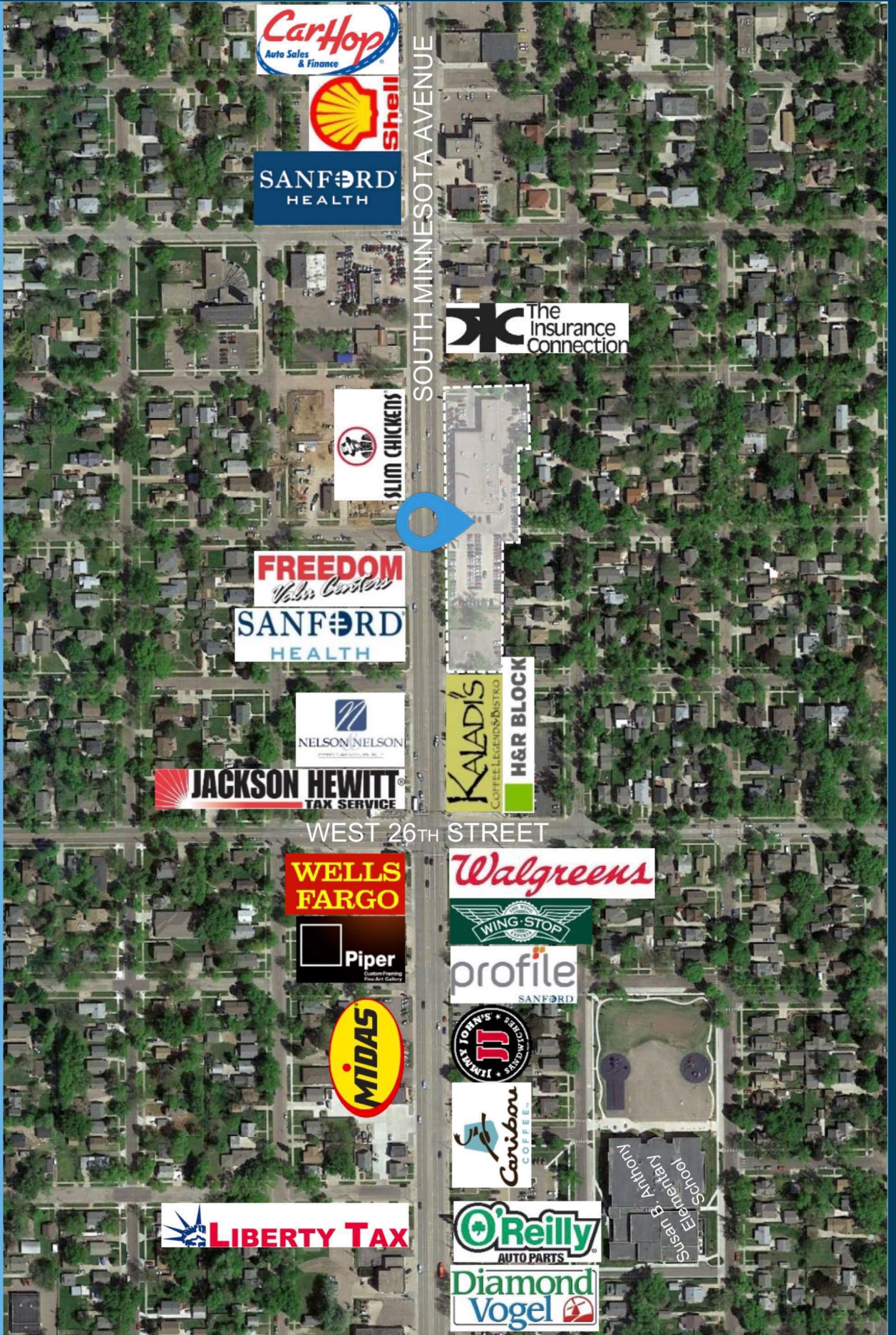


Lake Lorraine | 2571 S. Westlake Drive #100
Sioux Falls, South Dakota 57106
VBCLink.com | 605.361.8211

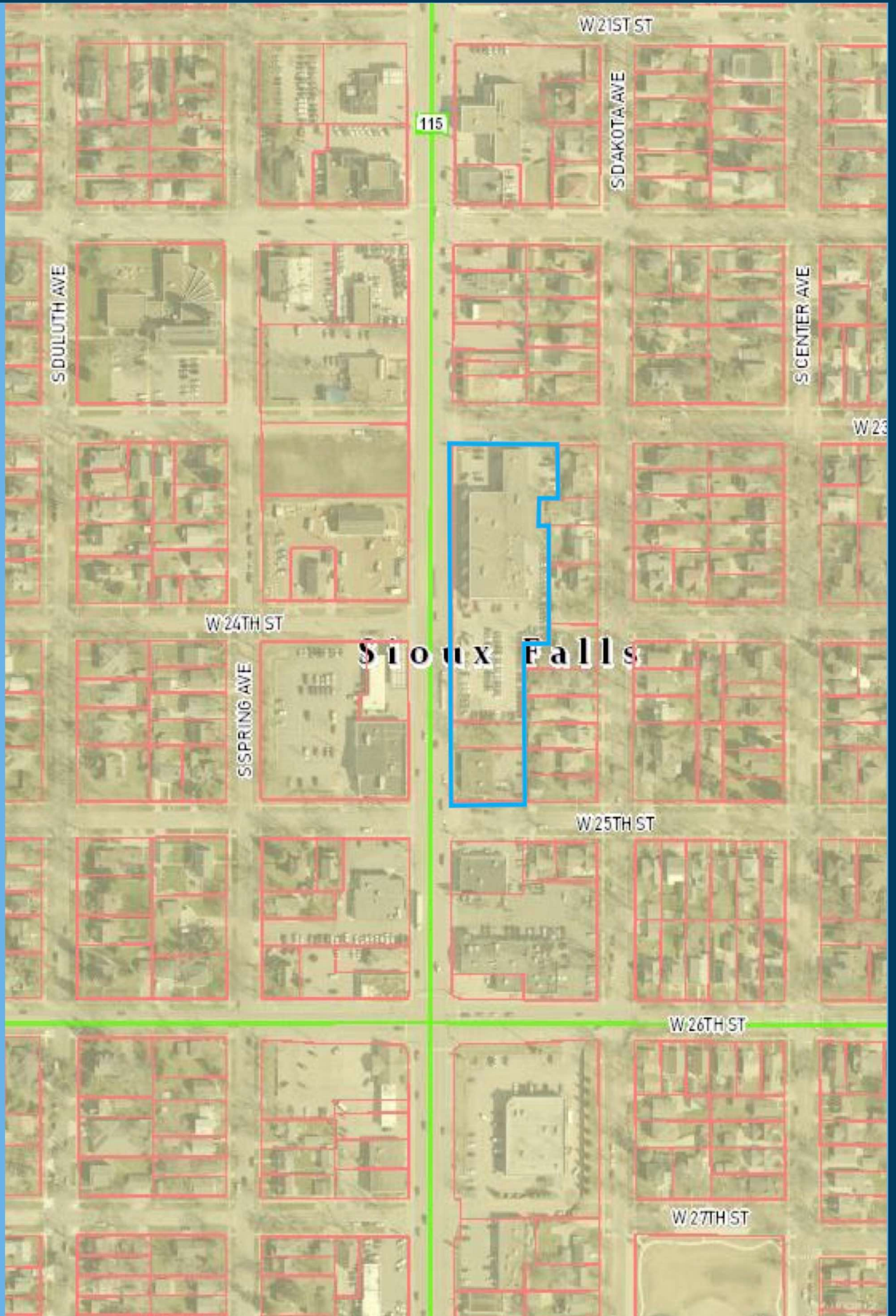


605.376.0127
Ryan@VBCLink.com

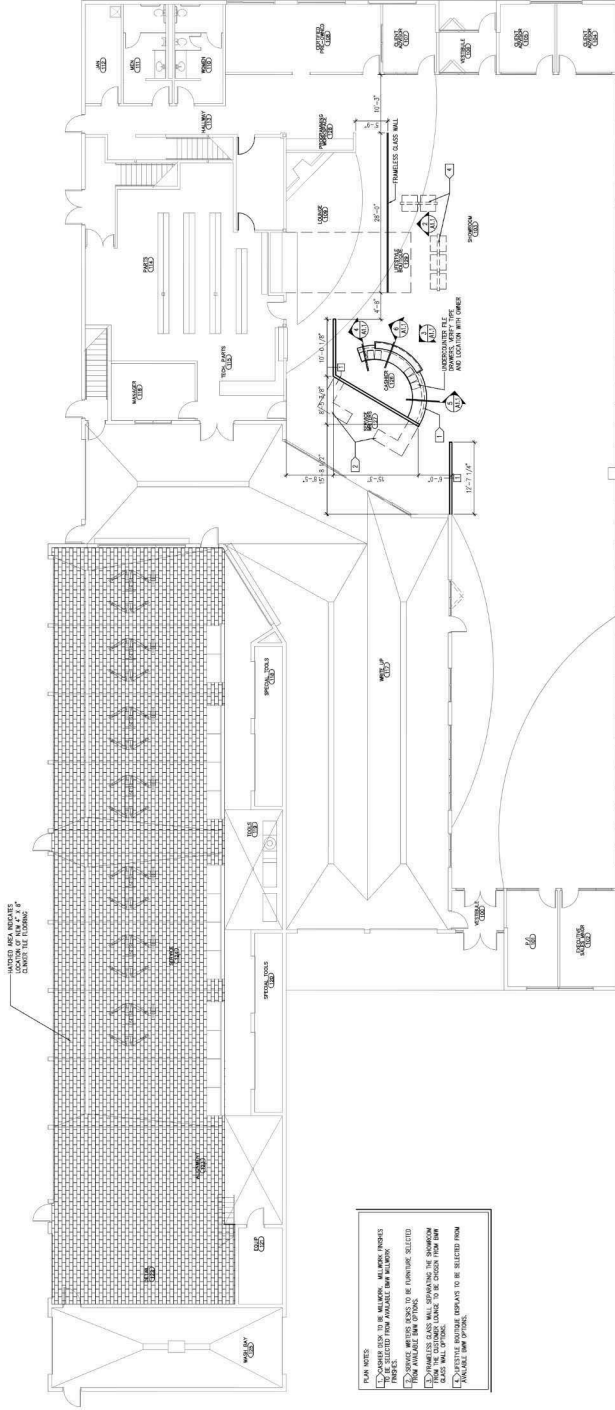
MINNESOTA AVENUE RETAIL MAP



PARCEL MAP



FLOOR PLAN



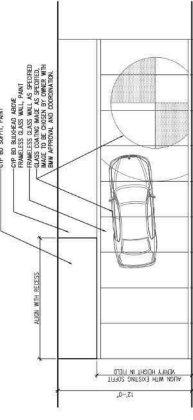
PLAN NOTES

1. CONCRETE TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
2. FRAMES TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
3. FRAMES TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
4. FRAMES TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
5. FRAMES TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
6. FRAMES TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
7. FRAMES TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
8. FRAMES TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
9. FRAMES TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
10. FRAMES TO BE REINFORCED WITH #4 BARS AT 18" ON CENTER.

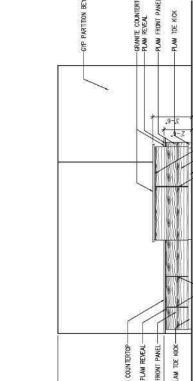
Floor Plan
SCALE: 1/8" = 1'-0"



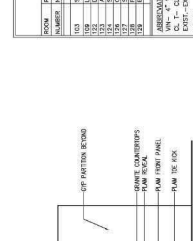
Interior Elevation, Frameless Glass Wall
SCALE: 1/4" = 1'-0"



Interior Elevation, Cashier Desk
SCALE: 1/4" = 1'-0"

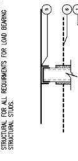


Interior Elevation, Writing Counter
SCALE: 1" = 1'-0"



INTERIOR FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING	ROOM NOTES
100	CONCRETE	WOOD	WOOD	WOOD	
101	CONCRETE	WOOD	WOOD	WOOD	
102	CONCRETE	WOOD	WOOD	WOOD	
103	CONCRETE	WOOD	WOOD	WOOD	
104	CONCRETE	WOOD	WOOD	WOOD	
105	CONCRETE	WOOD	WOOD	WOOD	
106	CONCRETE	WOOD	WOOD	WOOD	
107	CONCRETE	WOOD	WOOD	WOOD	
108	CONCRETE	WOOD	WOOD	WOOD	
109	CONCRETE	WOOD	WOOD	WOOD	
110	CONCRETE	WOOD	WOOD	WOOD	
111	CONCRETE	WOOD	WOOD	WOOD	
112	CONCRETE	WOOD	WOOD	WOOD	
113	CONCRETE	WOOD	WOOD	WOOD	
114	CONCRETE	WOOD	WOOD	WOOD	
115	CONCRETE	WOOD	WOOD	WOOD	
116	CONCRETE	WOOD	WOOD	WOOD	
117	CONCRETE	WOOD	WOOD	WOOD	
118	CONCRETE	WOOD	WOOD	WOOD	
119	CONCRETE	WOOD	WOOD	WOOD	
120	CONCRETE	WOOD	WOOD	WOOD	

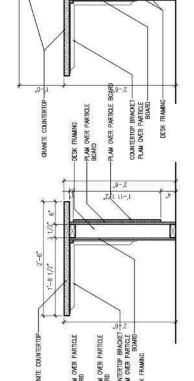


Detail

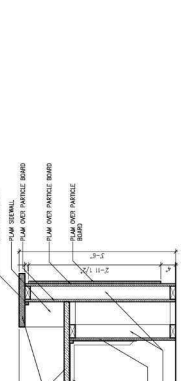
Interior Elevation, Cashier Desk
SCALE: 1/4" = 1'-0"



Interior Elevation, Cashier Desk
SCALE: 1/4" = 1'-0"



Interior Elevation, Writing Counter
SCALE: 1" = 1'-0"



Section • File Drawers
SCALE: 1" = 1'-0"

Section • Desk
SCALE: 1" = 1'-0"

Section • Writing Counter
SCALE: 1" = 1'-0"



Vern Eide BMW



REVISIONS

NO.	DATE	DESCRIPTION
1	APR 25, 2009	ISSUED FOR PERMIT

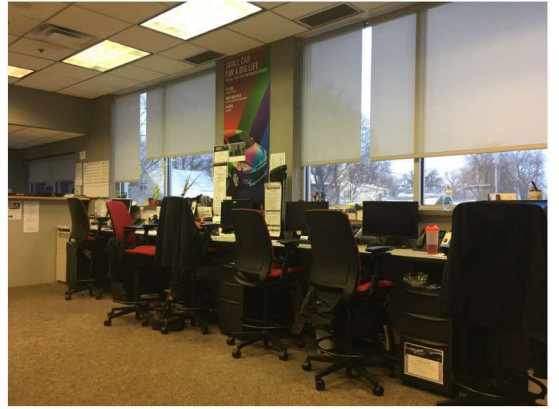
avant
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PROPERTY PHOTOS



PROPERTY PHOTOS

