



# RED CROSS BUILDING

808 North West Avenue

## Office Building with Warehouse



**NEW PRICE!**

808 North West Avenue  
Sioux Falls, SD 57104



### size

Building:  
24,248 square feet  
Land: 1.27 acres



### price

~~\$1,300,000~~  
\$1,200,000



### location

Site is located on North West Avenue near the Premier Center entertainment venue in Sioux Falls' Sports & Entertainment District, just minutes from the Sioux Falls Regional Airport.



### layout

Building includes several offices, large open areas, kitchen, multi-stall restrooms (4), warehouse/storage, multiple building entrances on all sides of building.



### details

- Year Built: 1959
- Tar and Gravel Roof
- Concrete Block Construction
- Full Kitchen with additional kitchenette areas
- Warehouse/Storage
- Loading docks
- Restrooms (with showers)
- Building has generator
- 48 on-site parking stalls, plus street parking on east/west sides of property.



### co-tenancy

Denny Sanford Premier Center, Sioux Falls Convention Center, Sioux Falls Arena, Sheraton, Ramada, Buffalo Wild Wings, Holiday Inn Express, Sioux Falls Regional Airport

Information deemed reliable but not guaranteed.

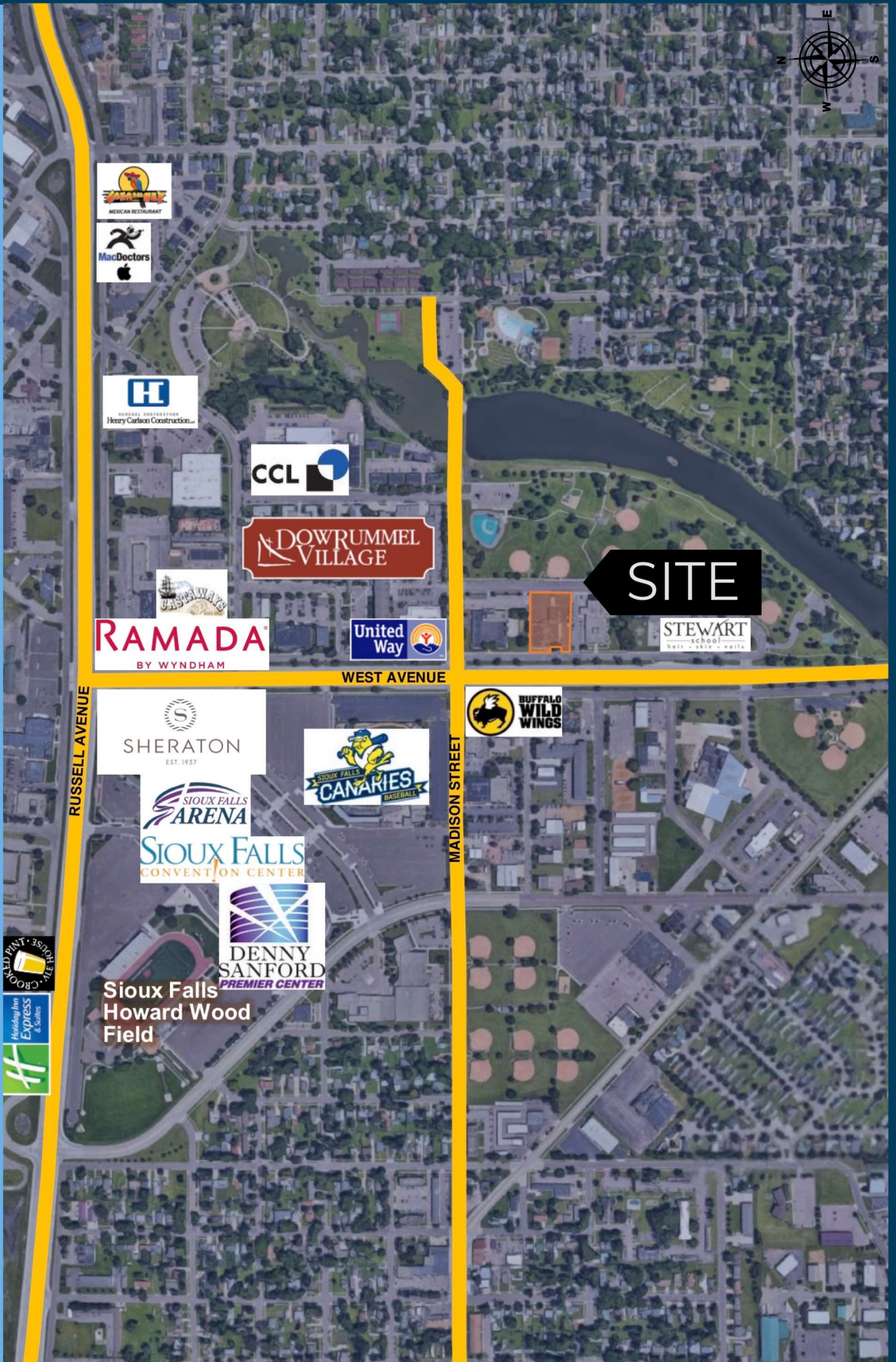


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# AERIAL MAP





# PARCEL MAP



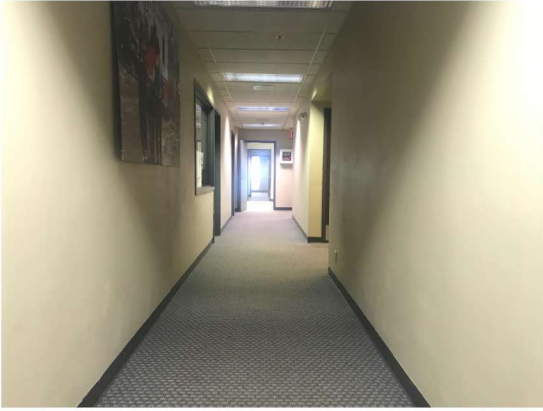
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FRONTAGE RD

Six Falls  
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PROPERTY PHOTOS





# PROPERTY PHOTOS

