Historic "Old Main" Office Building For Sale
102 N. Krohn Place
Sioux Falls, SD 57103

For Sale | Owner-Occupant or Investment

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SPECS

Building size:	23,336 sq. ft.
Main Floor:	7,969 sq. ft.
Lower Level:	7,826 sq. ft.
Upper Level:	7,541 sq. ft.

Lot size:	.74 acres
Year Built:	1883
Exterior Finish:	Cut Stone
Office Space:	Main & Second Level
Parking:	30 paved, on-site spaces
Heating:	Forced Air
Air Conditioning:	Central Air Common Duct
Roof:	Asphalt Shingles

- Located on the former CSD campus
- On the National Registry of Historical Places
- Nestled between East 10th & East 8th Streets
- .7 miles west of 1-229
- 1.8 miles east of downtown Sioux Falls
- Area neighbors include: Ness Tax & Bookkeeping, Terry Redlin Elementary School, Taco John's, Puerto Vallarta, Casey's General Store, Burger Time, Dick's Vacuum

PRICE REDUCED
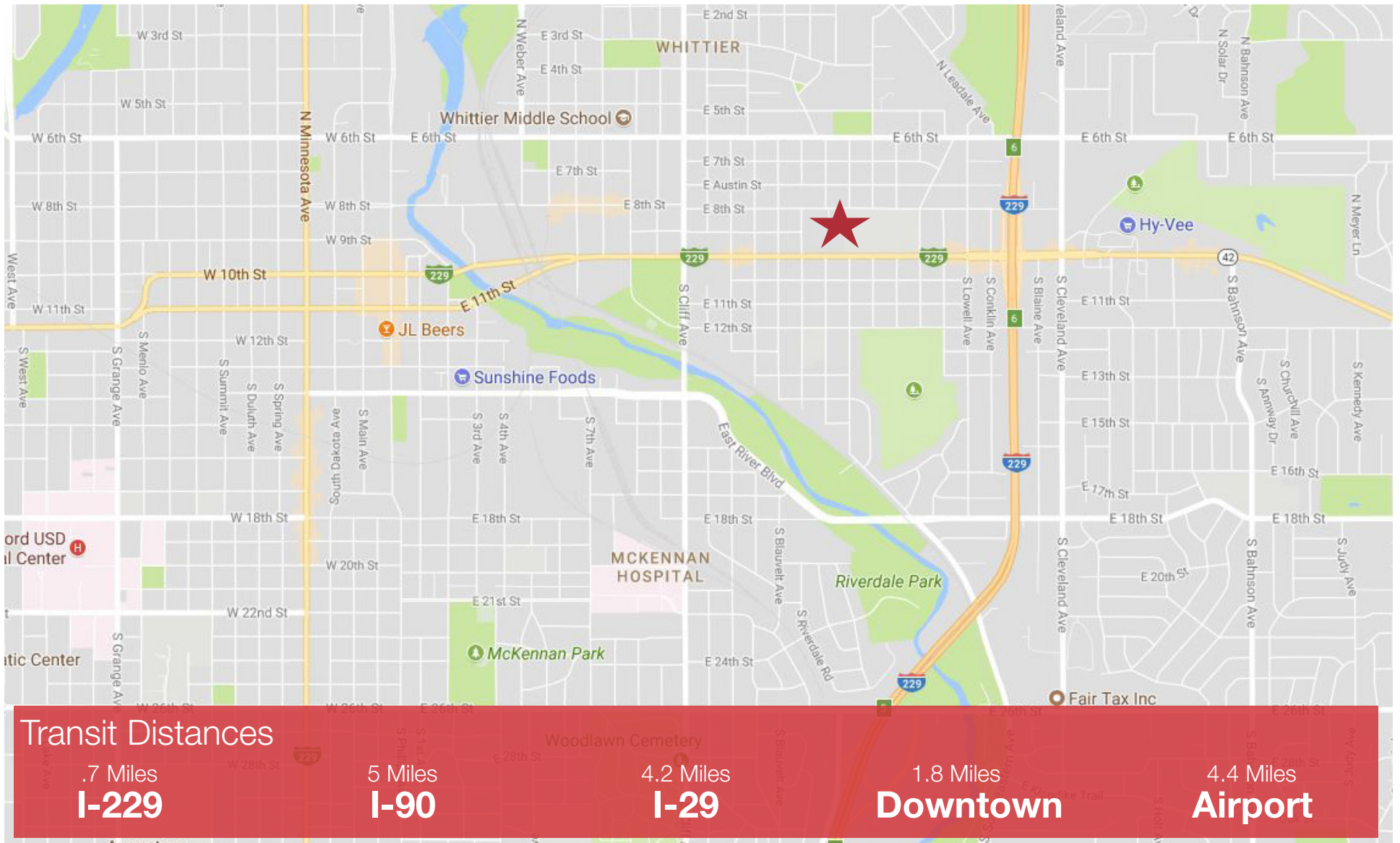$1,200,000 ($51.42/ sq. ft.)
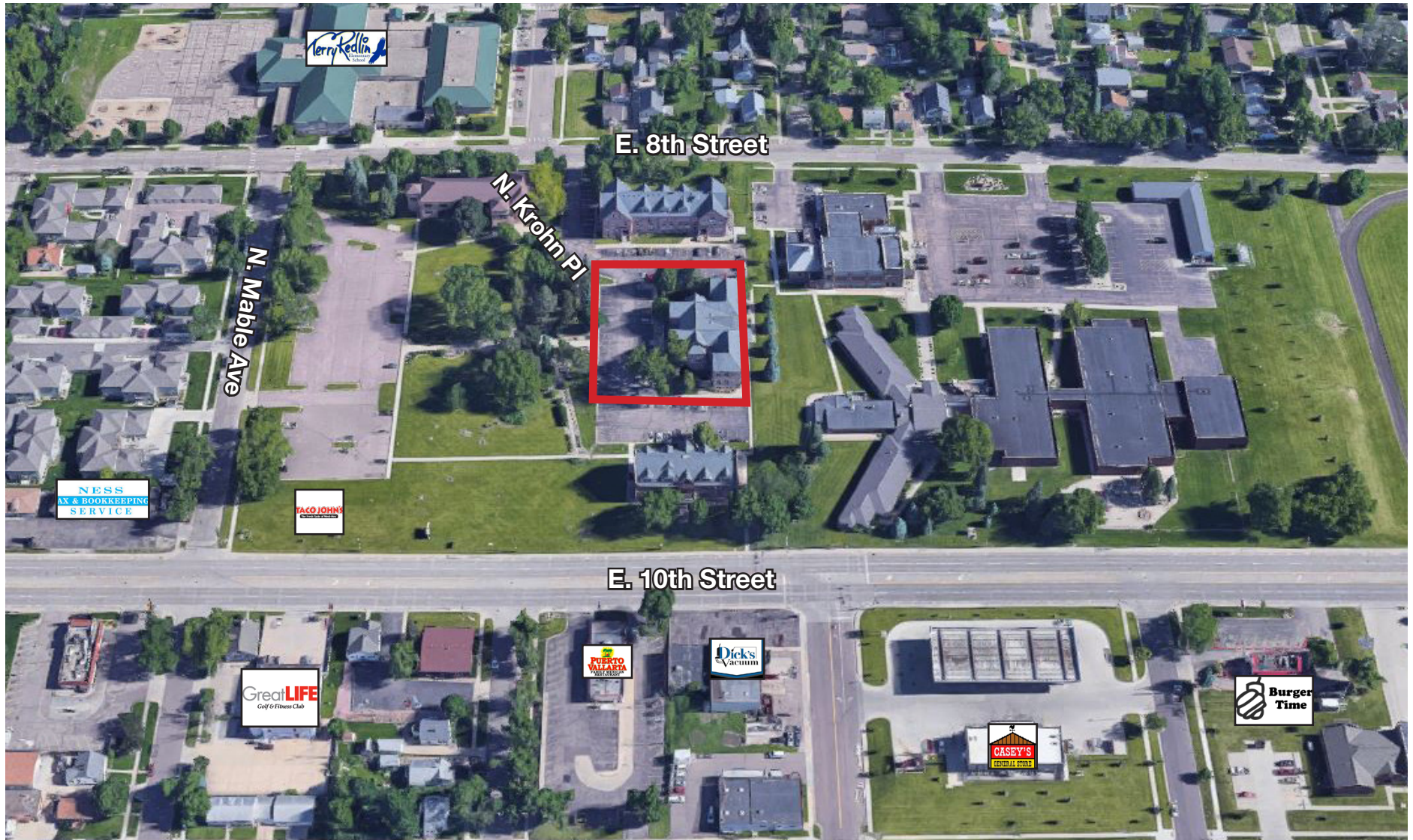
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AERIAL

E. 8th Street

N. Krohn Pl

N. Mable Ave

Terry Redlin Elementary School

NESS TAX & BOOKKEEPING SERVICE

TACO JOHN'S The Fresh Taste of West Mex

E. 10th Street

GreatLIFE Golf & Fitness Club

PUERTO VALLARTA MEXICAN RESTAURANT

Dick's Vacuum

Burger Time

CASEY'S GENERAL STORE

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AREA MAP

Transit Distances

.7 Miles	5 Miles	4.2 Miles	1.8 Miles	4.4 Miles
I-229	**I-90**	**I-29**	**Downtown**	**Airport**

SITE PLAN
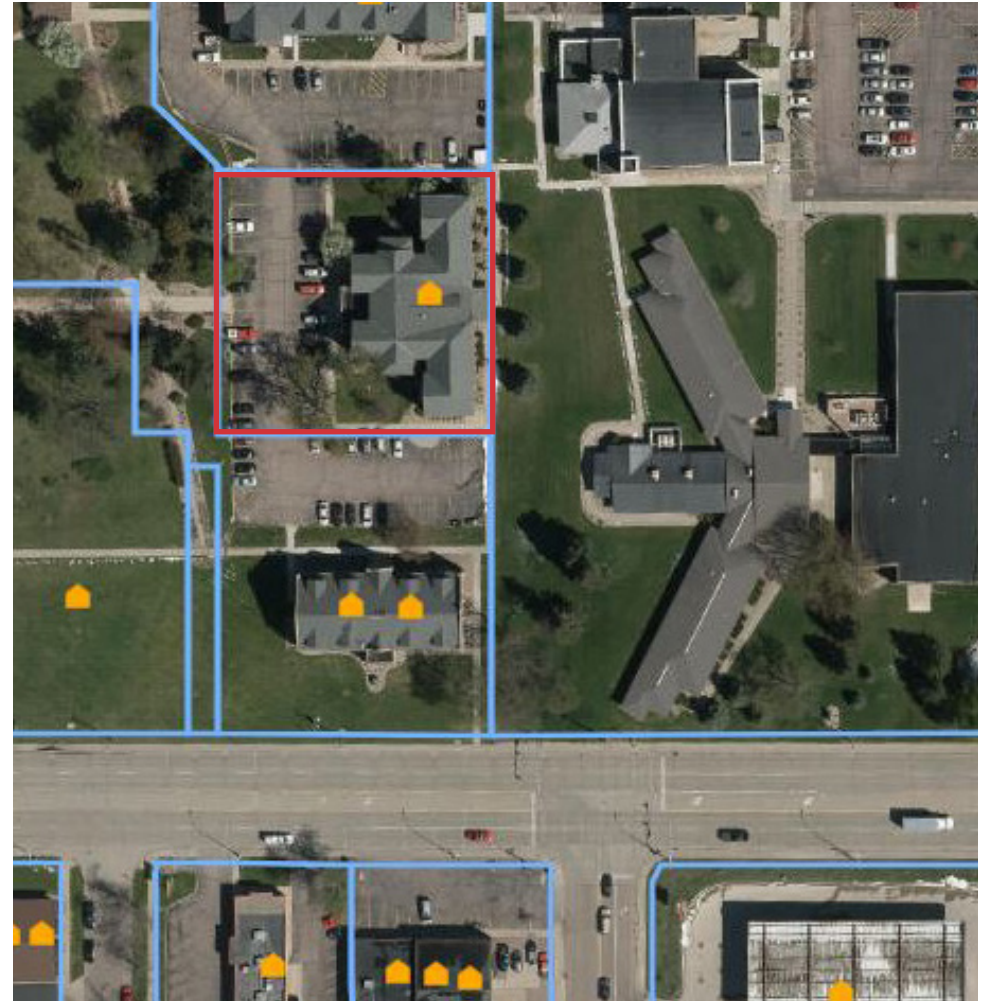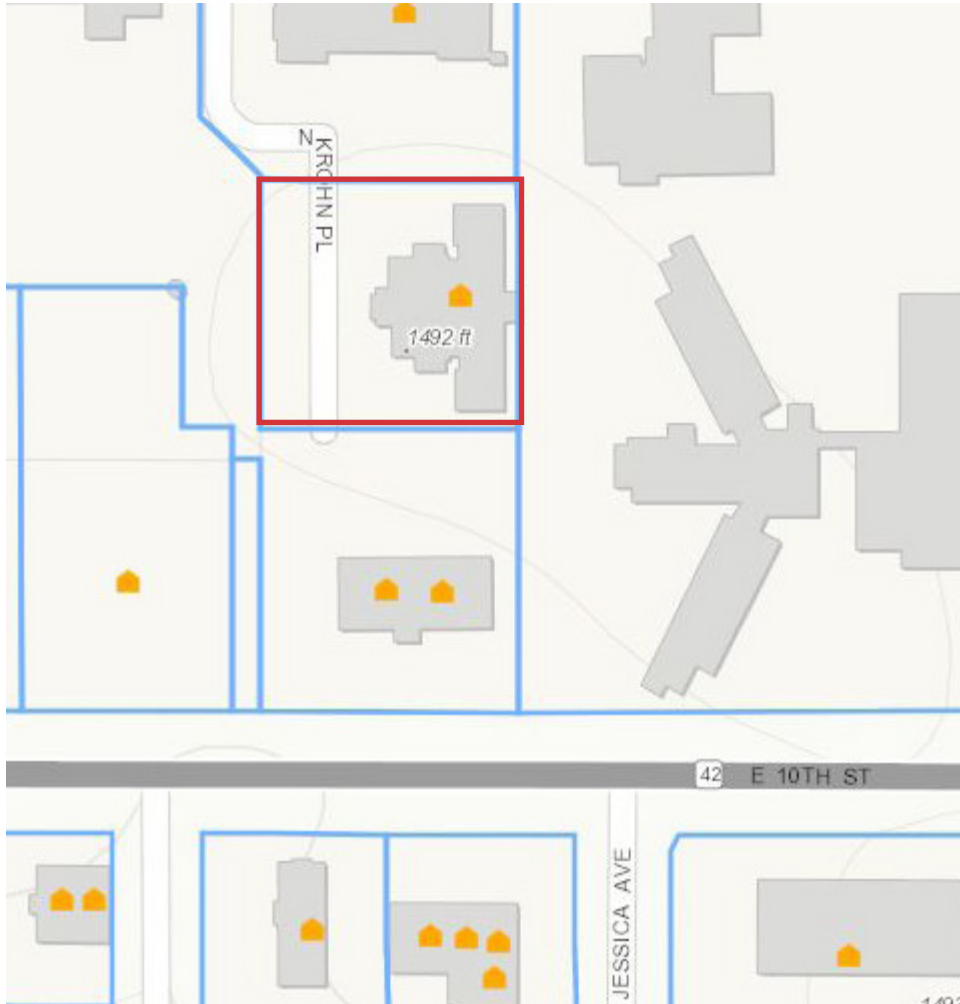
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PHOTOS

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FLOOR PLANS

Main Level
7,969 sq. ft.
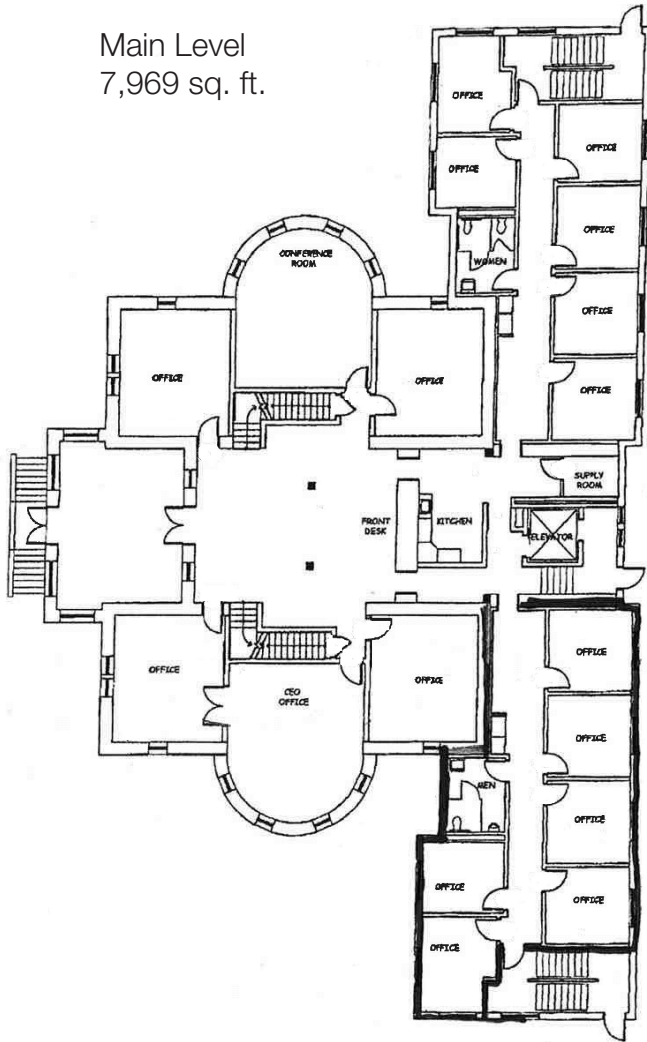
Upper Level
7,541 sq. ft.

Lower Level
7,826 sq. ft.

Main Level floor plan showing CONFERENCE ROOM, multiple OFFICE spaces, WOMEN, MEN restrooms, FRONT DESK, KITCHEN, ELEVATOR, SUPPLY ROOM, and CEO OFFICE.

Upper Level floor plan showing multiple OFFICE spaces, BREAKROOM, KITCHEN, WOMEN and MEN restrooms.

Lower Level floor plan showing multiple office and utility spaces.
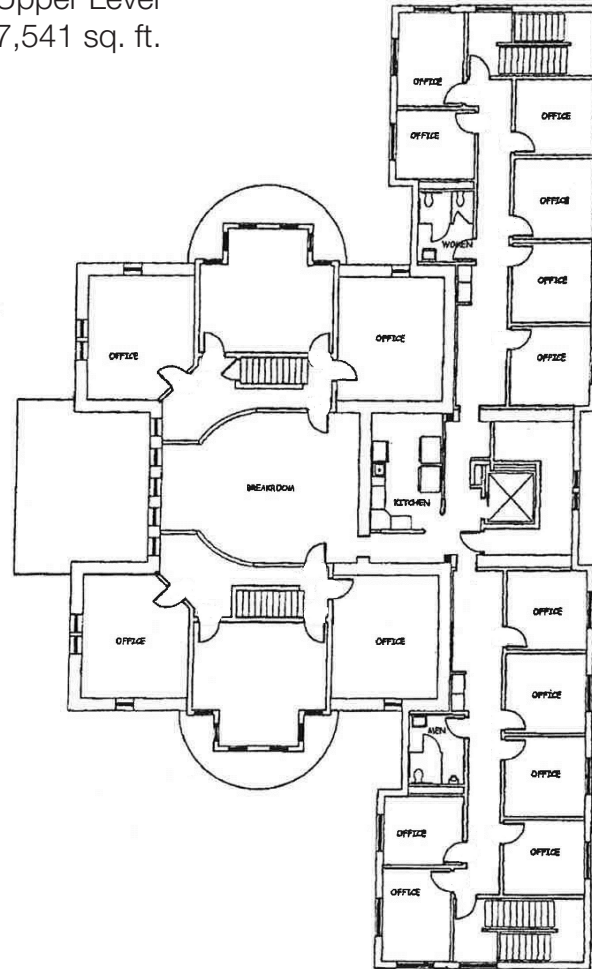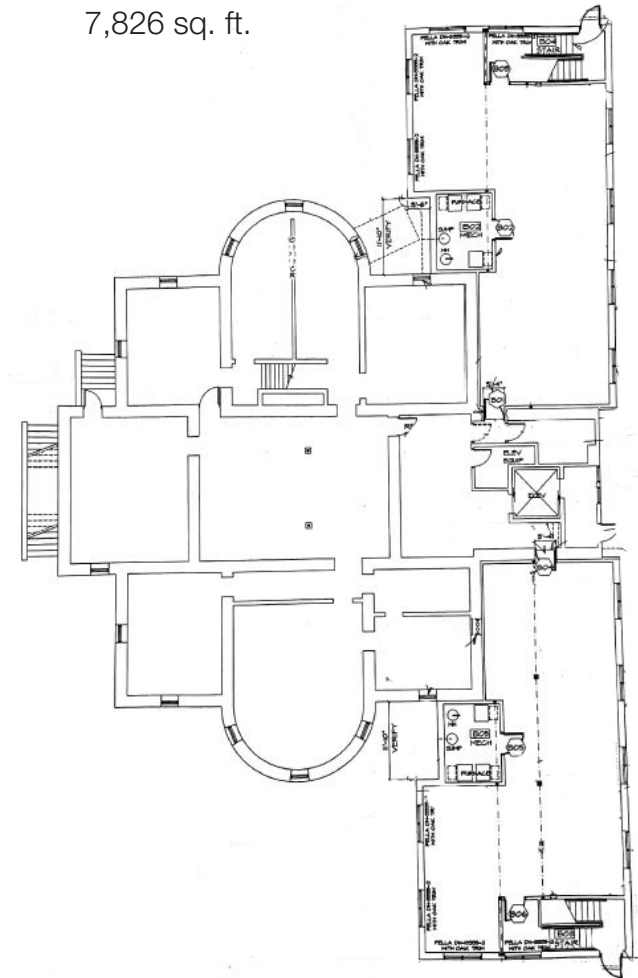
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HISTORY

Designed by Wallace LeRoy Dow, "Old Main" was originally built in 1883 and is an extremely fine composition in the Romanesque style. Originally, the central bay was topped with a cupola and the entrance was recessed. A wooden porch was built flush with the projecting side bays. The present entrance is a 1937 addition constructed of stone.

Currently, the building is used as a mulit-tenant office building.

State Institute for Deaf Mutes, Sioux Falls, S. D.

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