



Oxbow IV Office Building

3817 S. Elmwood Avenue

Property Features

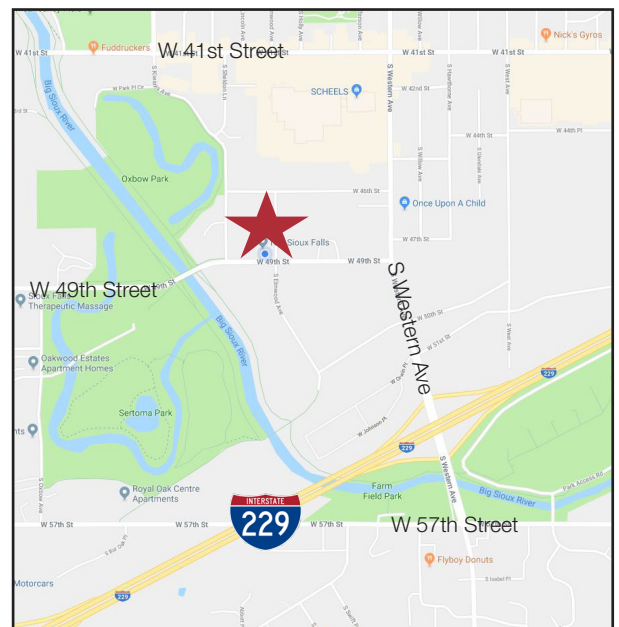
- Building size: 14,754 sq. ft.
- Lot size: 1.13 acres (on 2 parcels)
- Year built: 1990
- Parking ratio: 1:128 (115 spaces)
- HVAC replaced in 2011
- New carpet and paint in 2011
- Sublease thru 9/30/2021 for \$9,836/ month
- One or more owners are licensed Real Estate agents in South Dakota
- New parking lot - replaced Summer 2020

Price

- List price: \$1,800,000 (\$122/ sq. ft.)
- Lease rate: \$9.00/sq. ft. NNN
- Total 2019 Real Estate Taxes: \$26,452.74

Location

- Located on the corner of W. 49th Street & S. Elmwood Avenue between Western & Kiwanis
- Within blocks of 41st Street retail corridor
- Close to Western Mall, Empire & Empire East
- Neighbors include: Sanford Health Psychology & Psychiatry, NAI Sioux Falls, Solairty
- 2019 traffic count on 49th Street: 12,900 vehicles per day

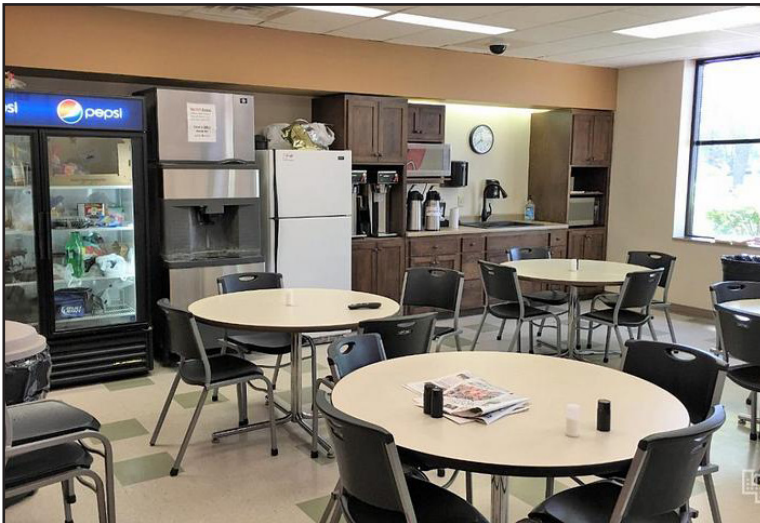
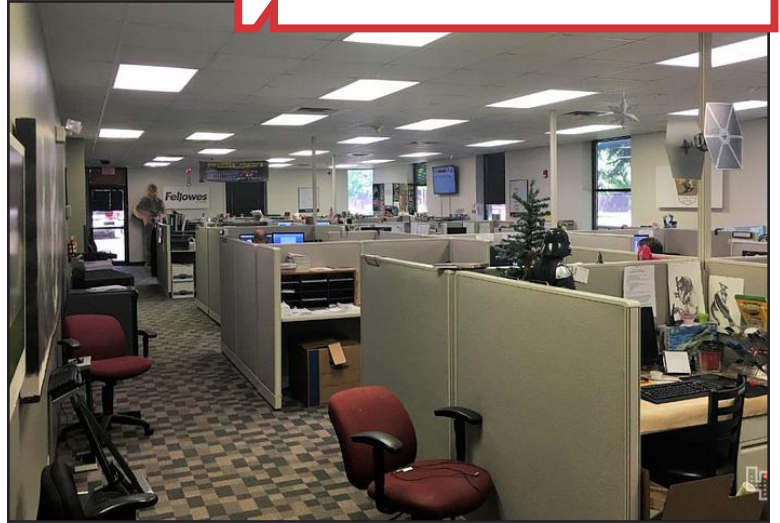
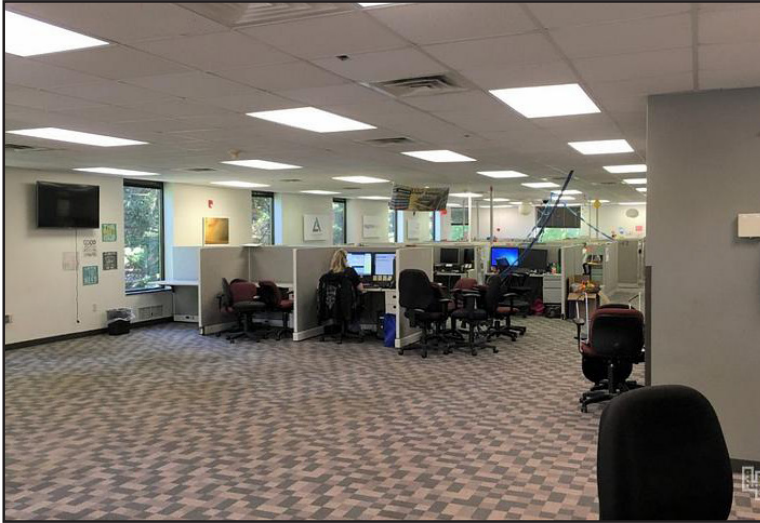


Troy Fawcett, CCIM, SIOR

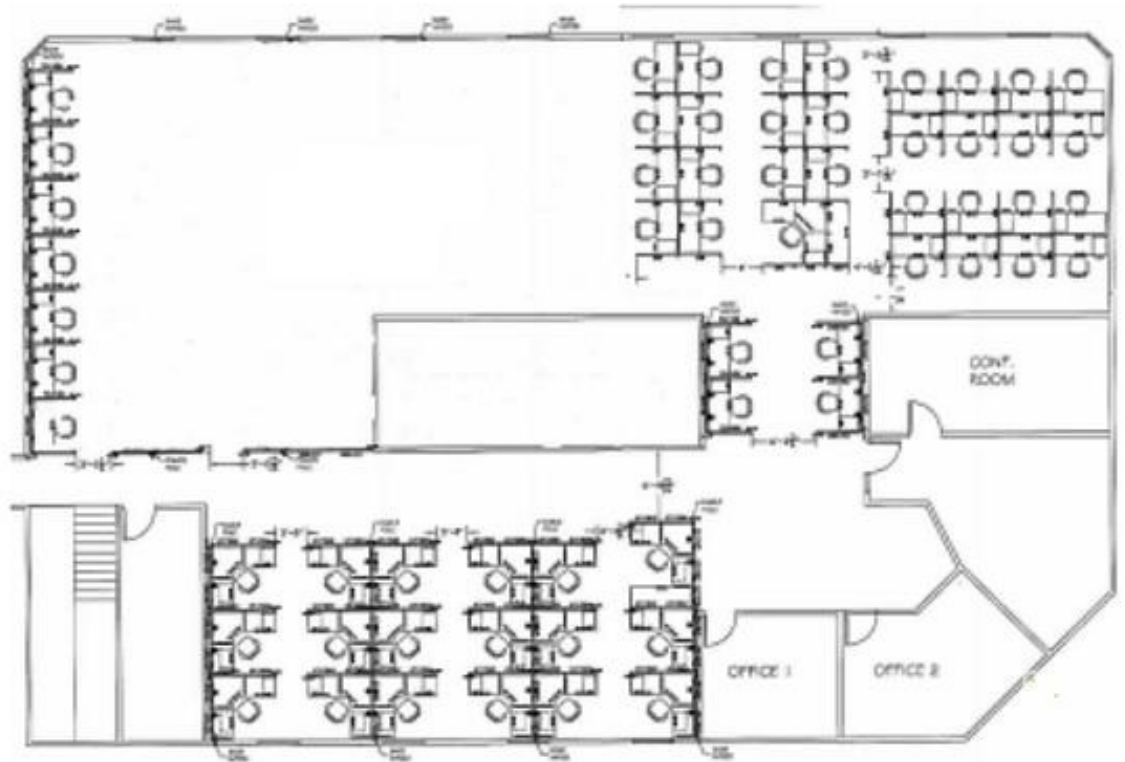
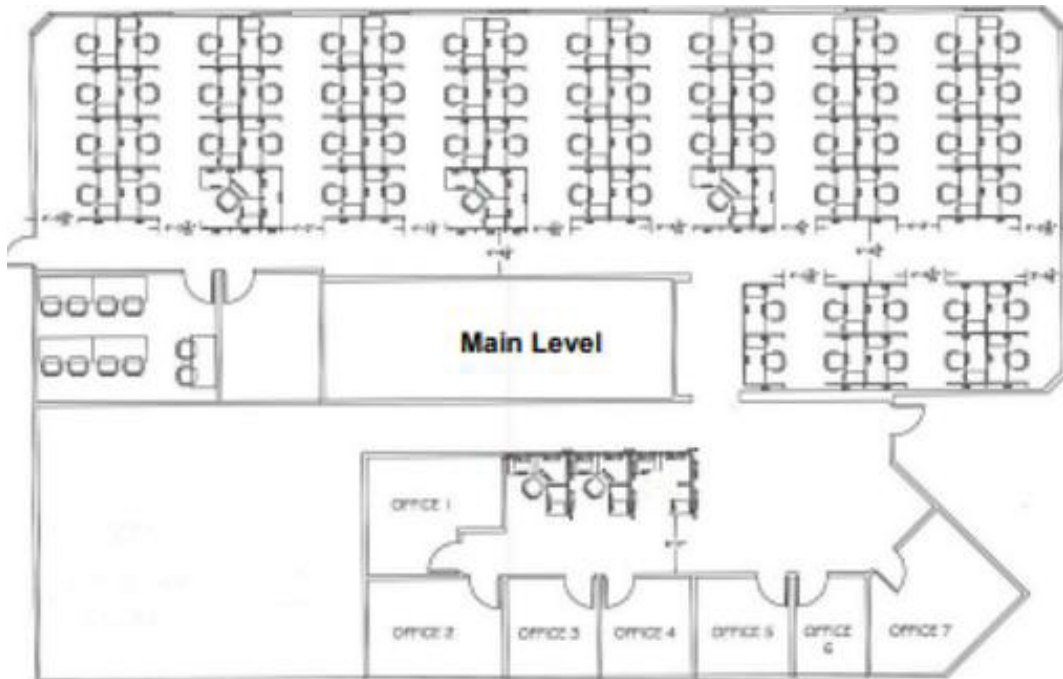
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Office Building



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