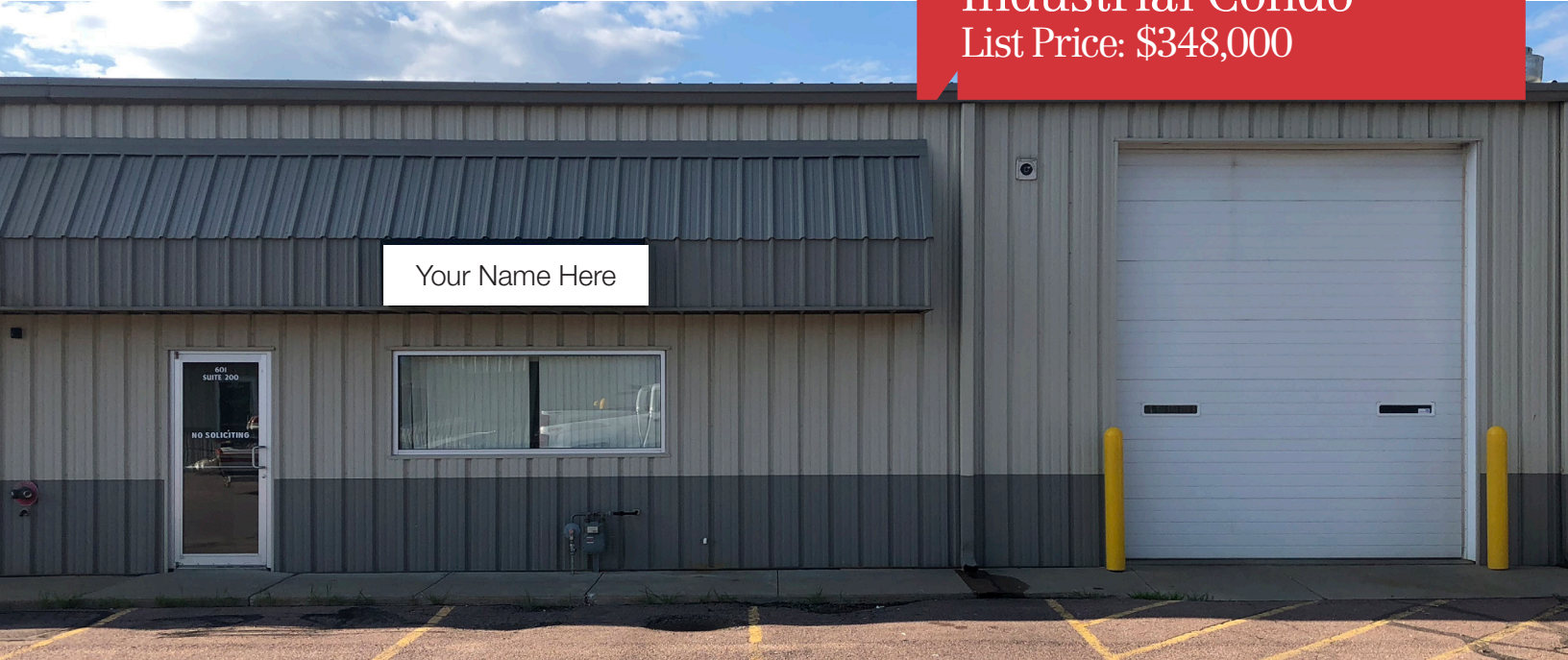


For Sale  
Industrial Condo  
List Price: \$348,000



## Lyons Avenue Warehouse

601 S. Lyons Avenue Suite 200, Sioux Falls, SD 57106

### Property Features

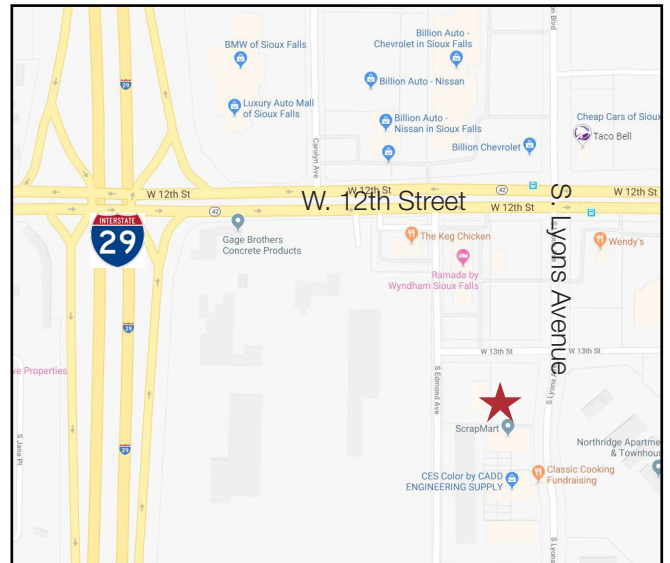
- Condo size: 4,000 sq. ft.
- Lot size: 9,979 sq. ft.
- Year built: 2004
- 400 sq. ft. of office/ showroom
- Two restrooms and mezzanine
- Fire sprinkler system
- Zoning: C-3
- Sidewalls: 16'
- Building and pylon signage
- Access to common loading dock
- Paved, on-site parking
- One 12' x 14' overhead door

### Pricing

- List price: \$348,000 (\$87.00/ sq. ft.)
- 2018 Real Estate Taxes: \$4,121.59
- HOA fees: \$223.80/month

### Location

- Located just south of W. 12th Street on Lyons Avenue, less than 1/2 mile from I-29
- Area neighbors include: CES Color, Wendy's, Northridge Apartments & Townhomes, Team Automotive, Billion Toyota, Big City Motors



### Adam Juhl

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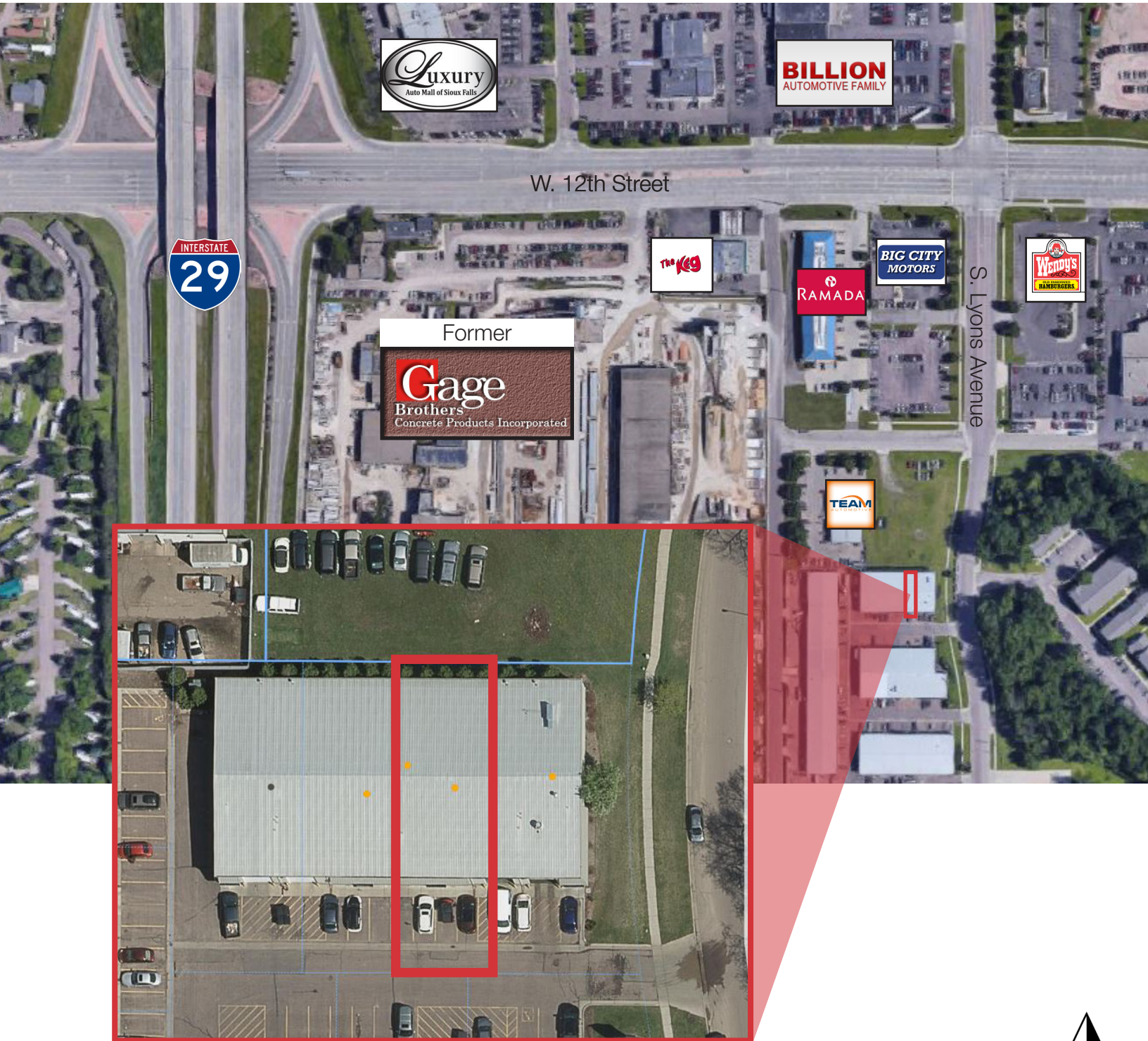


For Sale  
Industrial Condo





# For Sale Industrial Condo



W. 12th Street



S. Lyons Avenue

