

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





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