

# FOR SALE

## DOWNTOWN MIXED-USE RETAIL/OFFICE PROPERTY

### Investment Property For Sale



517-523 West 10th Street  
Sioux Falls, SD 57104



#### size

Retail Building: 1,586 sqft  
Office Building: 3,750 sqft  
Storage Building: 1,120 sqft



#### price

\$700,000



#### traffic

11,400 westbound  
cars per day



#### site info

This 18,800-sqft site consists of a 2-tenant office building, a freestanding retail building, plus an on-site storage building.



#### location

Retail/Office property located on 10th Street, 2 blocks west of Minnesota Avenue.



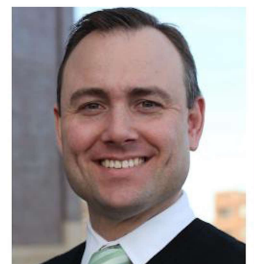
#### co-tenancy

Argus Leader, Five Guys Burgers and Fries, Historic Loop Centre, CenturyLink, Downtown Sioux Falls

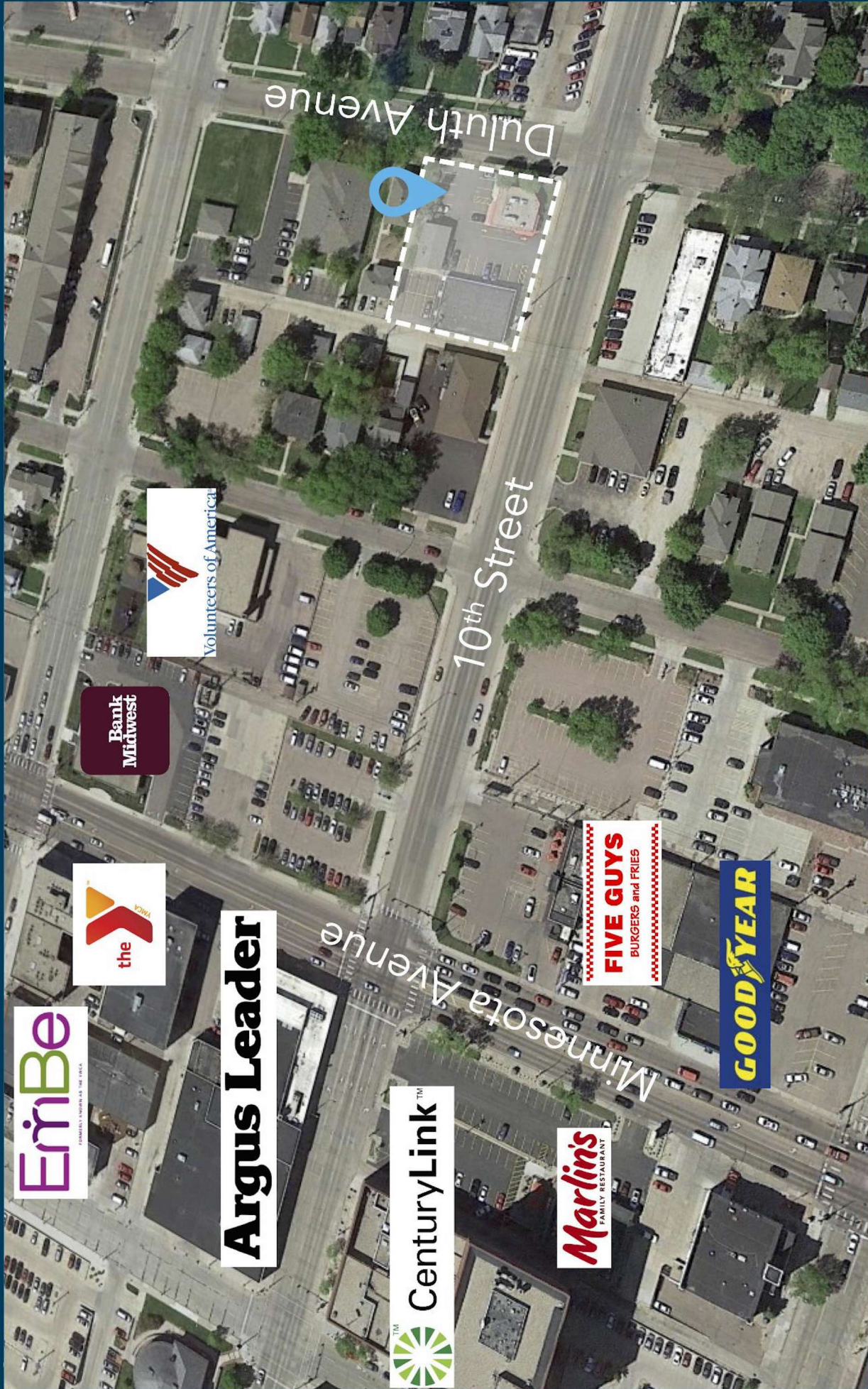
Information deemed reliable but not guaranteed.



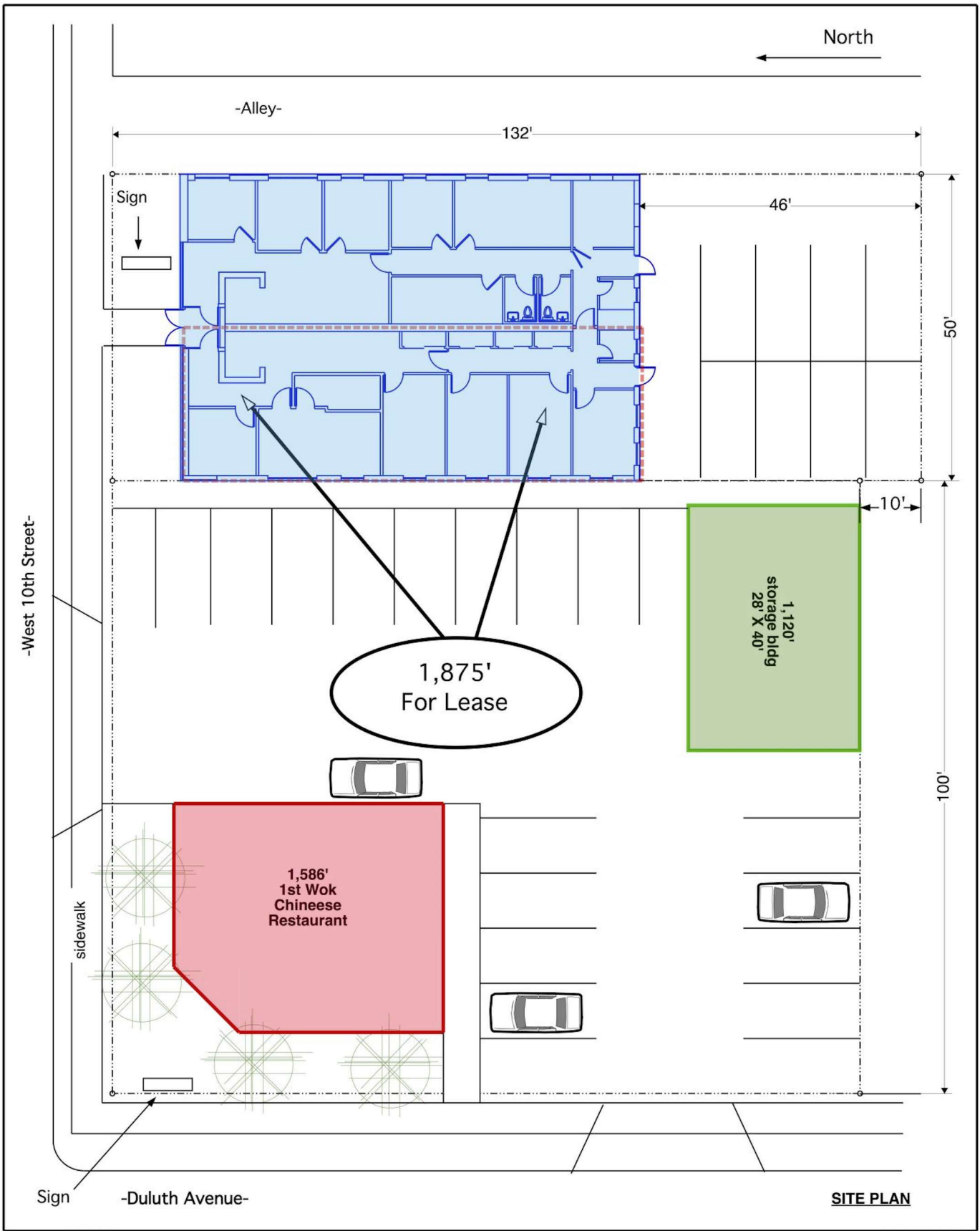
5800 South Remington Place #100  
Sioux Falls, South Dakota 57108  
VBClink.com | 605.361.8211



**605.376.0127**  
Ryan.Tysdal@VBClink.com



Aerial View



# Site Plan



**FAMILY DOLLAR**

**Safelite**  
AutoGlass

**M MAHLANDER'S**  
APPLIANCE AND LIGHTING

**CANFIELD**  
Making Space. Better.

**First Bank & Trust**

**GOODYEAR**

**FIVE GUYS**  
BURGERS and FRIES

**Marlins**  
FAMILY RESTAURANT

**CenturyLink**<sup>TM</sup>

10<sup>th</sup> Street

Minnesota Avenue

**Argus Leader**

Volunteers of America

**Bank Midwest**

the **Y**  
YMCA

**EmBe**  
COMMUNITY DEVELOPMENT INC.

**WASHINGTON PAVILION**

**DAYLIGHT DONUTS**

**First Lutheran Church**

**Kinetico**  
water systems

**STARBUCKS**  
COFFEE

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