



Gateway to Downtown

Prospect Plaza South

629 S. Minnesota Avenue & 626 S. Spring Avenue
Sioux Falls, SD 57104

Property Features

- Office building in the heart of Sioux Falls
- 629 S. Minnesota Ave: 14,562 sq. ft. - three floors
- Year built: 1983
- Two lots total: .78 acres (34,110 sq. ft.)
- Monument sign on Minnesota Avenue
- Access from Minnesota Avenue or Spring Avenue

Location

- Located 1/2 block south of 14th Street on S. Minnesota Avenue
- High traffic location with 24,000 vpd
- Access from Spring Avenue also
- Area neighbors include First PREMIER Bank, First Capital Trust, Brandt Solomon & Anderson Accountants, and Sioux Falls Housing & Redevelopment Commission

Pricing

- List price: \$950,000 (**\$65.23/ sq. ft**)
- **Significantly below replacement cost**
- Total 2018 Real Estate Taxes: \$11,834.84
- Owner-occupant potential
- Redevelopment potential



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For Sale

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