



Alvine Surgical Clinic

2910 E. 26th Street, Sioux Falls, SD 57103

Property Features

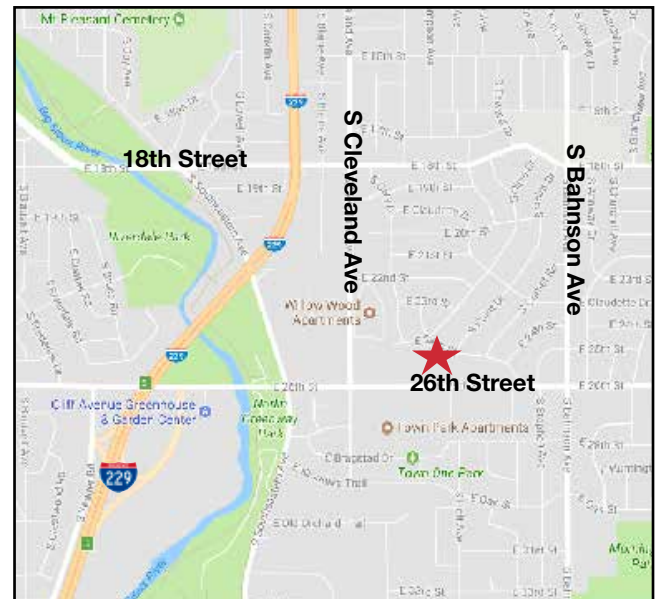
- Building size: 8,087 sq. ft.
 - Main level: 4,727 sq. ft.
 - Lower level: 3,360 sq. ft.
- Lot size: 1.18 acres (51,512 sq. ft.)
- Zoning: C-2
- Parking: 48 paved, on-site spaces
- Year built: 1985 remodeled in 2000
- Two surgery rooms
- 8 exam rooms
- 4 pre/post op rooms
- Large waiting area
- Generator
- Elevator - (gurney size)
- Cell tower (month income or generous buyout)

Pricing

- Price reduced: \$1,349,000
- 2017 Real Estate Taxes: \$20,659

Location

- Located on E. 26th Street
- 2017 Traffic Counts: 23,700 vpd
- Area neighbors include: Hagan Benefits, Wells Fargo, Core Orthopedics, Cherry Creek Grill, Bagel Boy



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