

FOR SALE: FORMER FIRST NATIONAL BANK BUILDING



PROPERTY INFORMATION

- This beautifully appointed building is ideally situated on the high-traffic intersection of East 6th Street and North Sycamore Avenue, directly across the street from Washington High School.
- Excellent location for a bank, law office, dental clinic, orthodontic office, chiropractor, or other professional user.
- Neighbors include Kum & Go, Washington Crossing, Sycamore Oaks Townhomes, Ronning Companies, Lanpher Chiropractic Clinic, Edward Jones, Vilhauer Physical Therapy Clinic, East Ridge Dental, and many other thriving businesses.
- Monument signage available. Building currently has a drive-through with four stations.
- Building has multiple offices, large work area with floor-to-ceiling window and lighted soffit, reception and waiting room, two ADA restrooms, kitchenette with sink, additional storage room with sink, and built-in cabinetry throughout the space.
- Break room refrigerator will remain. Safe deposit boxes and night depository safe are negotiable.
- ATM not included in the sale.
- Egress on East 6th Street along with shared access on North Sycamore Avenue allows for easy traffic flow.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

500 N. Sycamore Avenue
Sioux Falls, SD 57110

AVAILABLE:

Building:	3,699 SF
Land	1.06 Acres
PRICE:	\$525,000.00
TERMS:	Cash
ZONING:	C-2
TAXES:	\$17,625.70



For more information,
please contact:

Kristen Zueger, SIOR

p: 605.271.2234
c: 605.376.1903
e: Kristen@VBCLink.com

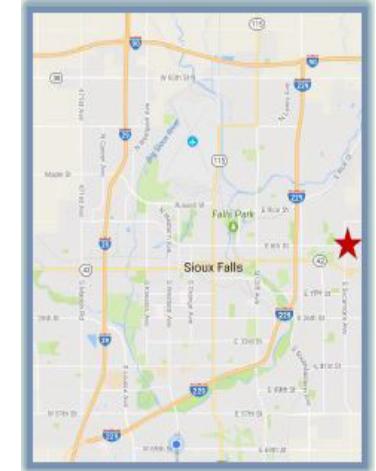


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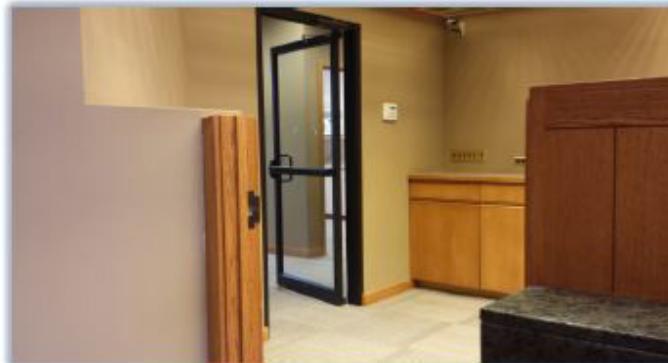
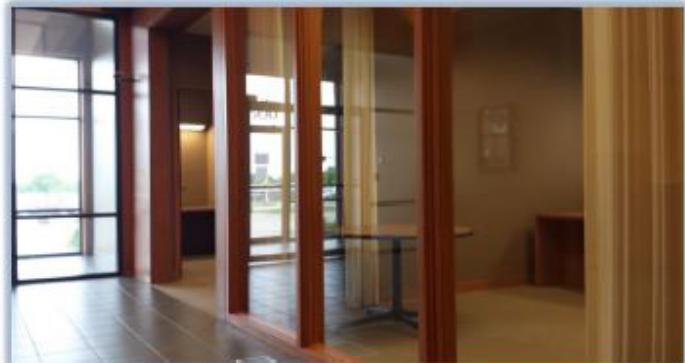
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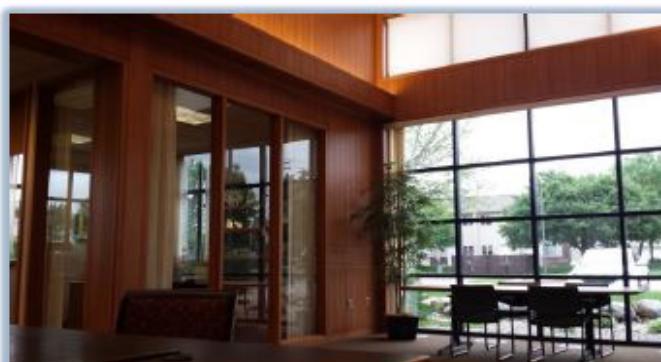
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