

FOR SALE! \$877,840



**1401 - 1407 W 12TH STREET
SIOUX FALLS, SD 57104**

- ◆ 6,136 SQUARE FEET +/-
 - ◆ LOCATED IN CENTRAL SIOUX FALLS NEAR DOWNTOWN
 - ◆ TENANTS INCLUDE: BITS'N'BYTES, NILE VALLEY AND ELECTRIC CRAYON TATTOO
 - ◆ APPROX. 32 ON-SITE PARKING SPACES DEDICATED TO THIS BUILDING, A SHARED LOADING AREA AND A CROSS-EASEMENT AGREEMENT WITH THE BUILDING TO THE EAST
 - ◆ MONUMENT SIGNAGE WITH A MARQUEE
 - ◆ TRAFFIC COUNT OF 22,400 VEHICLES PER DAY OFFERS GREAT EXPOSURE
 - ◆ GREAT FOR AN OWNER OCCUPANT AS THERE ARE TWO SUITES CURRENTLY AVAILABLE FOR LEASE:
 - * 1401 - APPRX. 1,200 SQ. FT.- NEW CONSTRUCTION SHELL SPACE
 - * 1405 - 1,435 SQ. FT.- BUILT OUT RETAIL SPACE
- LISTING PRICE REFLECTS THE FOLLOWING CREDITS TO BUYER IN RELATION TO THE 1,200 SQ. FT. SHELL SPACE:
- A) \$10.00 PSF FOR SHELL COMPLETION (\$12,000)
 - B) \$20.00 PSF FOR TENANT FIT-UP ALLOWANCE (\$24,000)
 - C) LEASING COMMISSION AND TAX (\$4,200)
 - D) ONE YEARS BASE RENT CREDIT (\$13,200)

INFORMATION HEREIN DEEMED RELIABLE, BUT NOT GUARANTEED.



**JIM DUNHAM
& ASSOCIATES**
REAL ESTATE SPECIALISTS



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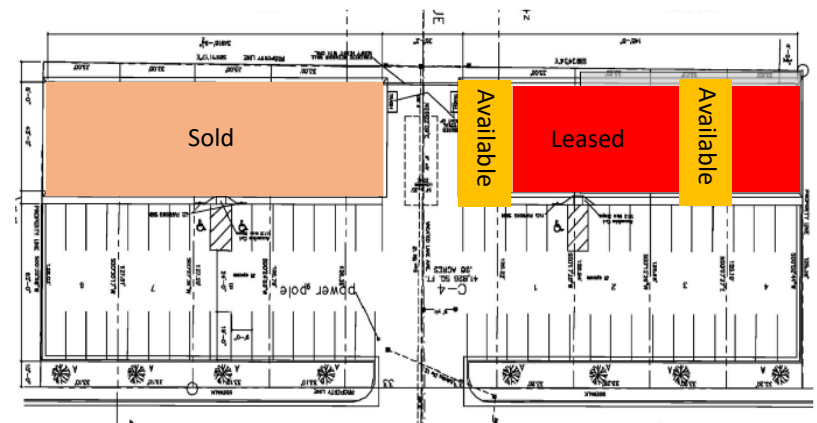
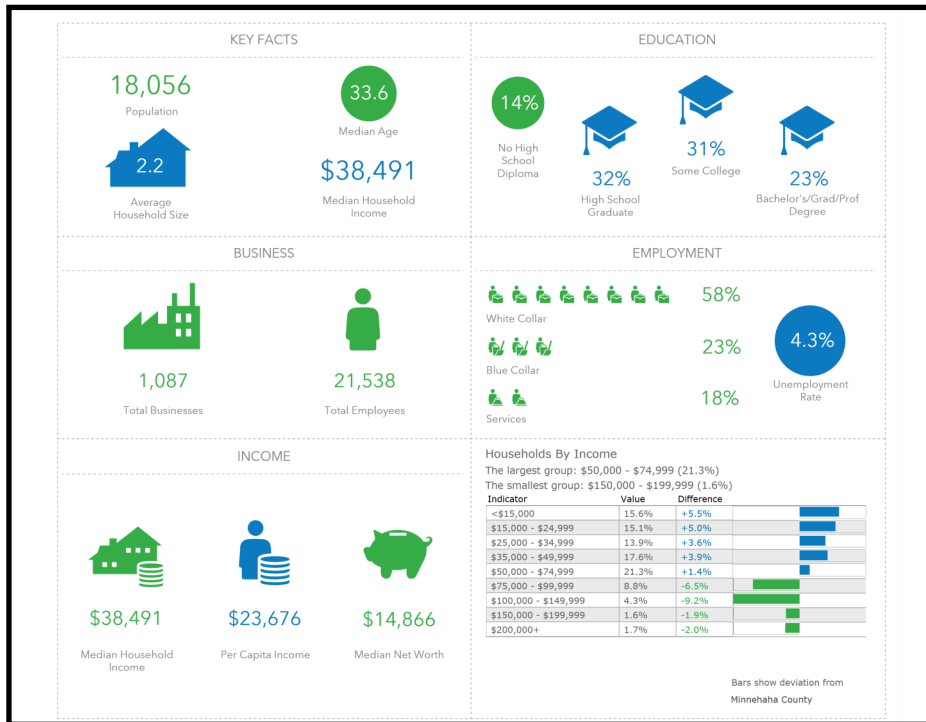
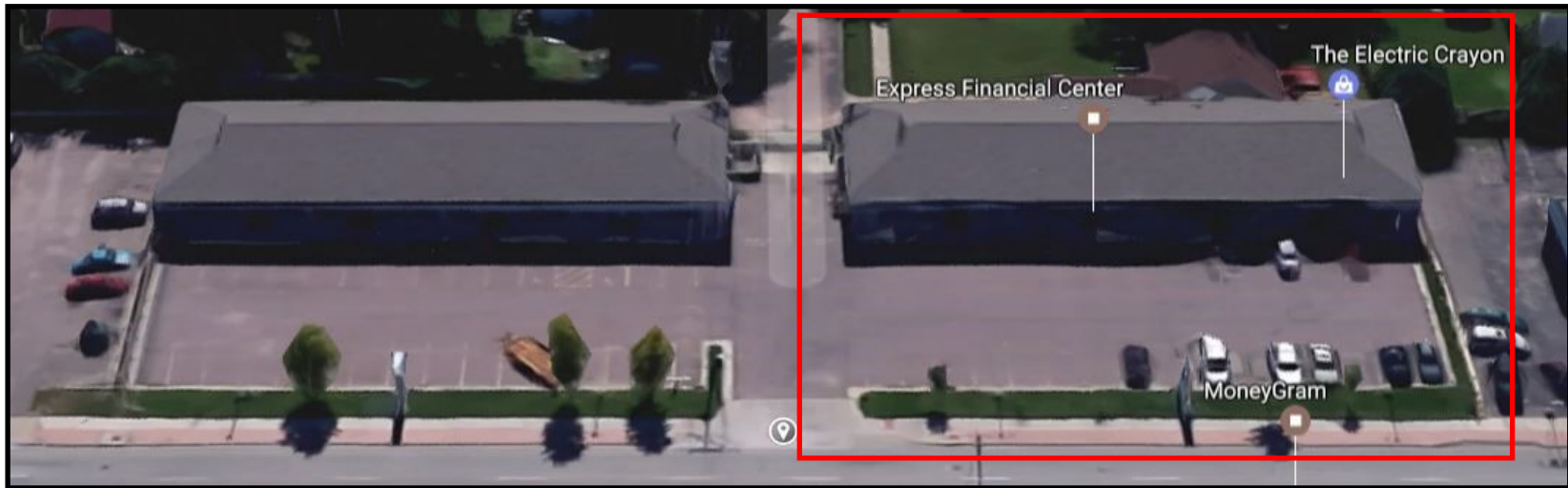
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