



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS



FOR SALE \$1,200,000

TWO BUILDINGS W/PARKING & FENCED LOT

Contractor Office/Warehouse/Shop

1601 W 1st STREET

8,880 SQFT



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WHAT YOU NEED TO KNOW

1601 W 1st Street, Sioux Falls, SD

Contractor office with shop/warehouse and additional unattached 1,800 square foot storage building. Large gravel lot that is fenced in.

Need a place where the office and the shop actually work together? This property combines a 7,080 SF contractor office with shop/warehouse plus a separate 1,800 SF storage building, for a total of 8,880 SF across two buildings.

The main building is steel-framed with a metal exterior, and the property sits on two fenced parcels totaling 42,000 SF. The site is zoned I-1 and the improvements are listed as built in 1987.

Well known industrial area just south of Russell Street and west of West Avenue.

QUICK SNAPSHOT

- Main building: 1601 W 1st Street - 7,080 sqft
- Storage building: 1600 W 2nd Street - 1,800 sqft
- Lot size: 42,000 square feet
- Year built: 1987
- Parcel ID: 57388 & 61533
- RE Taxes: \$12,116 (2025 payable in 2026)
- Parking: 20 + gravel area
- Zoning: I-1

FEATURES/INFORMATION

- Large reception area greets you in main building
- 4 offices plus storage & mechanical room
- Office connected to large shop/warehouse area
- Large exterior fenced yard for additional parking
- Two overhead doors in office/warehouse building - 10' x 10' each
- 1,800 square foot storage building with 10' x 10' and 12' x 14' overhead doors
- City sewer runs under a portion of the warehouse

EXTERIOR PHOTOS

1601 W 1st Street, Sioux Falls, SD



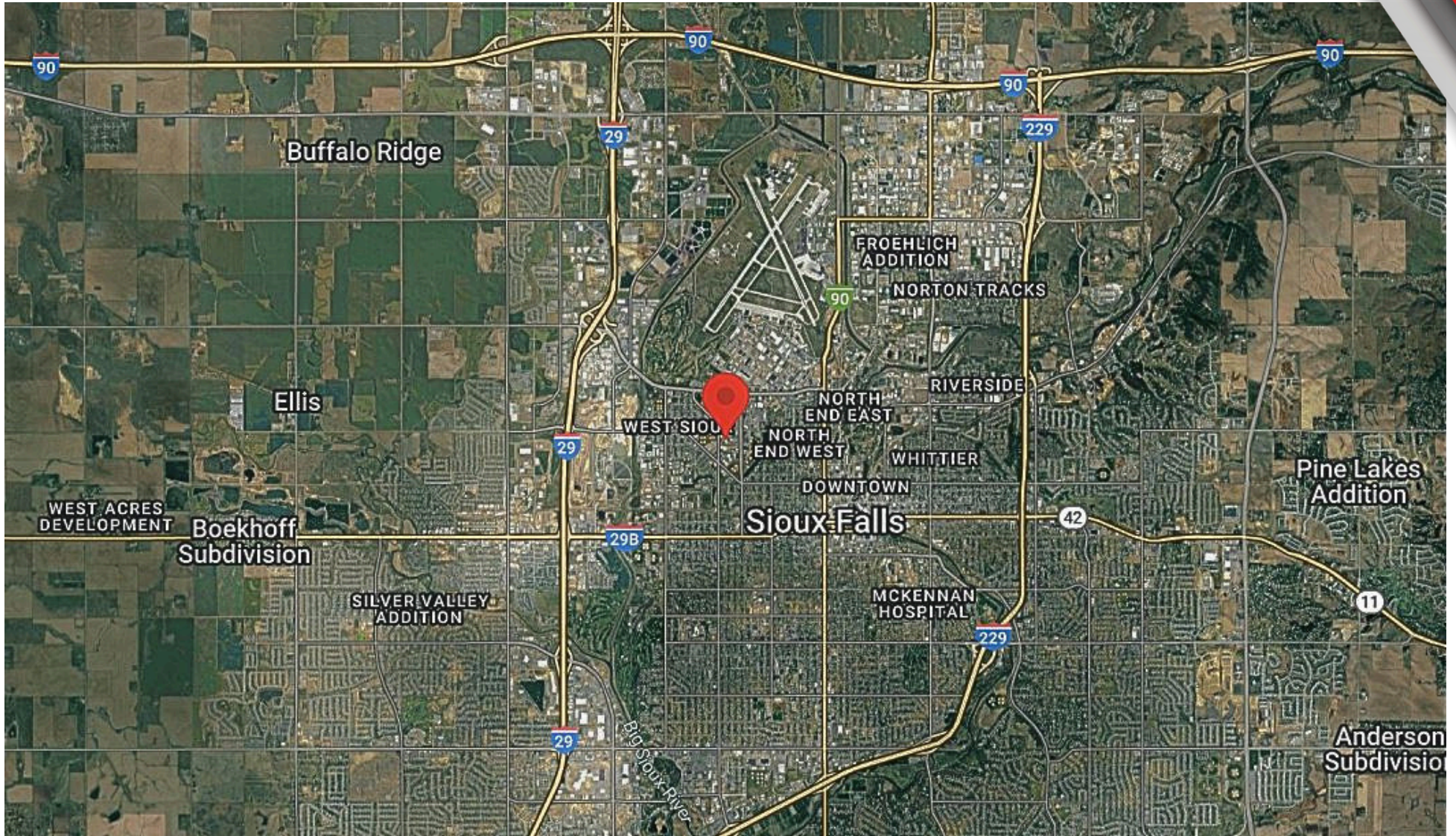
SHOP/OFFICE PHOTOS

1601 W 1st Street, Sioux Falls, SD



LOCATION MAP

1601 W 1st Street, Sioux Falls, SD



WHAT'S AROUND THE CORNER

1601 W 1st Street, Sioux Falls, SD

Who are my Neighbors ?

- Denny Sanford PREMIER Center
- Sioux Falls Convention Center
- Sheraton Hotel
- Ramada Inn & Water Park
- Covell Lake
- Japanese Gardens
- Terrace Park
- Terrace Park Swimming Pool
- Elmwood Golf Course
- McCart Park Fields
- Numerous Industrial Neighbors

