



519 W 22nd St. Sioux Falls, SD 57105

Owner/Occupant Investment Opportunity CLASS "A" OFFICE BUILDING FOR SALE

Aerostar International
3901 W 59th Street
Sioux Falls SD



FOR SALE

\$6,689,443



Jim Dunham

Broker
605-360-0061
Jim@JimDunhamAssociates.com



Jim Dunham & Associates



The JDA Way



FOR MORE INFO

CALL US: 605-275-8500



WWW.JIMDUNHAMASSOCIATES.COM



519 W 22nd St. Sioux Falls, SD 57105

OWNER/OCCUPANT INVESTMENT OPPORTUNITY

MARKETING DESCRIPTION

Class "A" Professional Office Building
For Sale in highly desirable area in Sioux Falls SD.
Current build-out includes reception area, multiple
conference/work rooms/offices. Open space for
system furniture, large break area with kitchen
and multiple in-suite restrooms.

OFFERING HIGHLIGHTS

- OWNER/OCCUPANT OPPORTUNITY - Contact Listing Broker
- TENANT: Aerostar International
- PRICE: \$6,689,443
- CAP RATE: 7%
- LEASE TERM: 3 years (At time of listing)
- Tenant has right of first refusal to purchase the property.

PROPERTY HIGHLIGHTS

- 37,924 square foot building
- Land size - 6.94 acres (302,288 square feet)
- Existing furniture owned by Seller included
- Great perimeter windows for an abundance of natural light
- Attractive, mature landscaping
- Ample on-site parking
- The east half of the roof membrane was replaced in 2020 in the amount of \$142,718 and the west half was reflashed in the amount of \$12,000
- 21,064 sqft built in 1998 with additional 16,860 sqft in 2005
- Parcel ID: 280.51.05.006A
- Taxes: \$88,766

EXCESS LAND

- Site includes excess land of approximately 1.75 to 2 acres that would allow for the construction of a 14,000 square foot building of 7,000 square feet per floor with ample parking to meet City code

SHOWING INSTRUCTIONS

- Contact Broker for a Confidentiality Agreement and Tenant information.

Information herein deemed reliable, but not guaranteed



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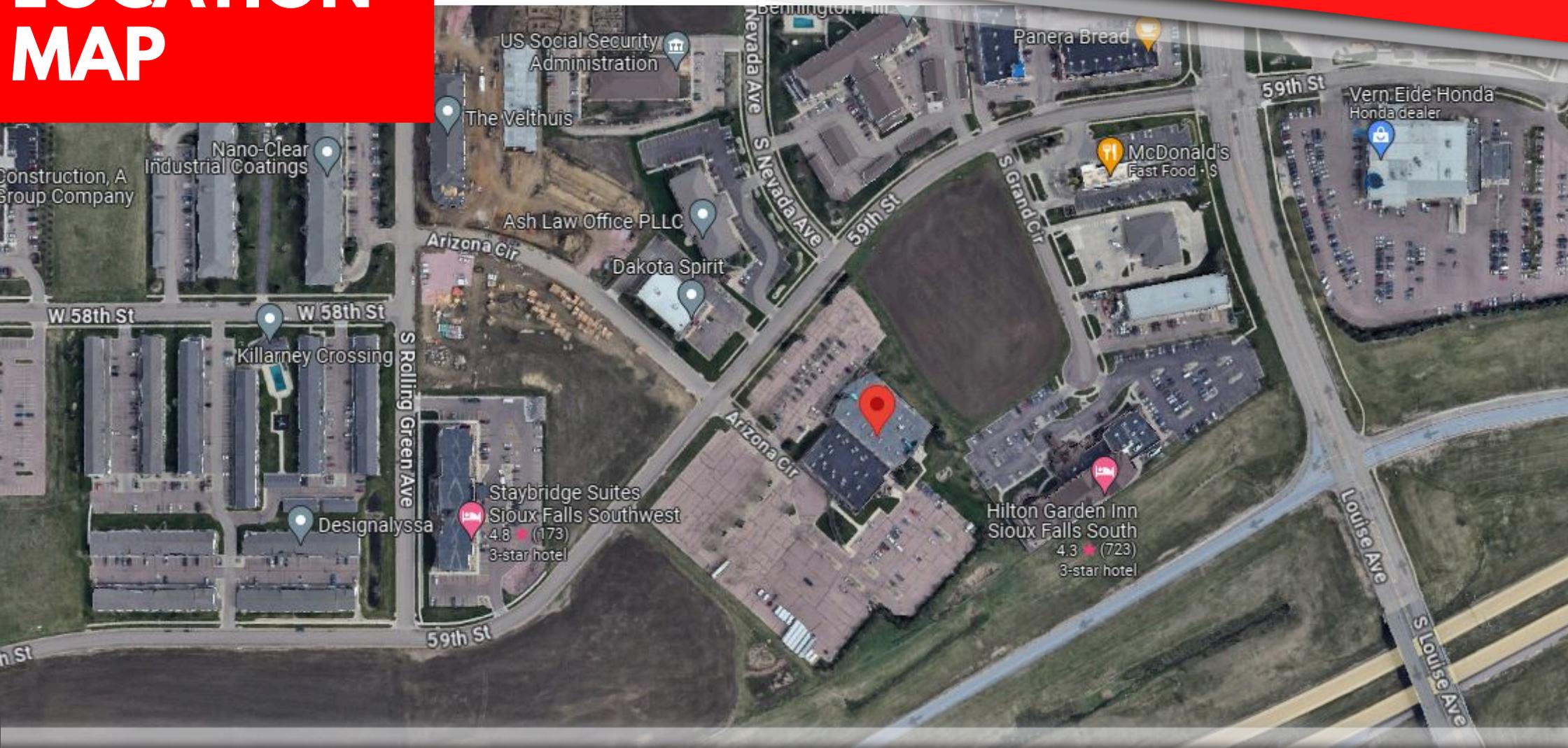
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PROPERTY PHOTOS



519 W 22nd St. Sioux Falls, SD 57105

LOCATION MAP



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