



**FOR SALE**      **\$1,200,000**

**CONTRACTOR OFFICE/WAREHOUSE/SHOP**

**TWO BUILDINGS W/PARKING & FENCED LOT**

1601 West 1st Street, Sioux Falls, SD 57104

8,880 SQ.FT



[WWW.JIMDUNHAMASSOCIATES.COM](http://WWW.JIMDUNHAMASSOCIATES.COM)

Linda Dunham



[Linda@JimDunhamAssociates.com](mailto:Linda@JimDunhamAssociates.com)



(605) 275 - 8500



JimDunham



[Jim@JimDunhamAssociates.com](mailto:Jim@JimDunhamAssociates.com)



(605) 275 - 8500



# PROPERTY SUMMARY

## CONTRACTOR OFFICE AND SHOP/WAREHOUSE!

1601 West 1st Street | Sioux Falls, SD 57104



### Property Summary

Main Building with Office:	7,080 SF
Storage Building:	1,800 SF
Lot Size:	42,000 SF
Parking:	20 + gravel area
Price:	\$1,200,000
Year Built:	1987
Zoning:	I-1

### Property Overview

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

Main Building: 1601 W 1st Street  
Storage Bldg: 1600 W 2nd Street

### Location Overview

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

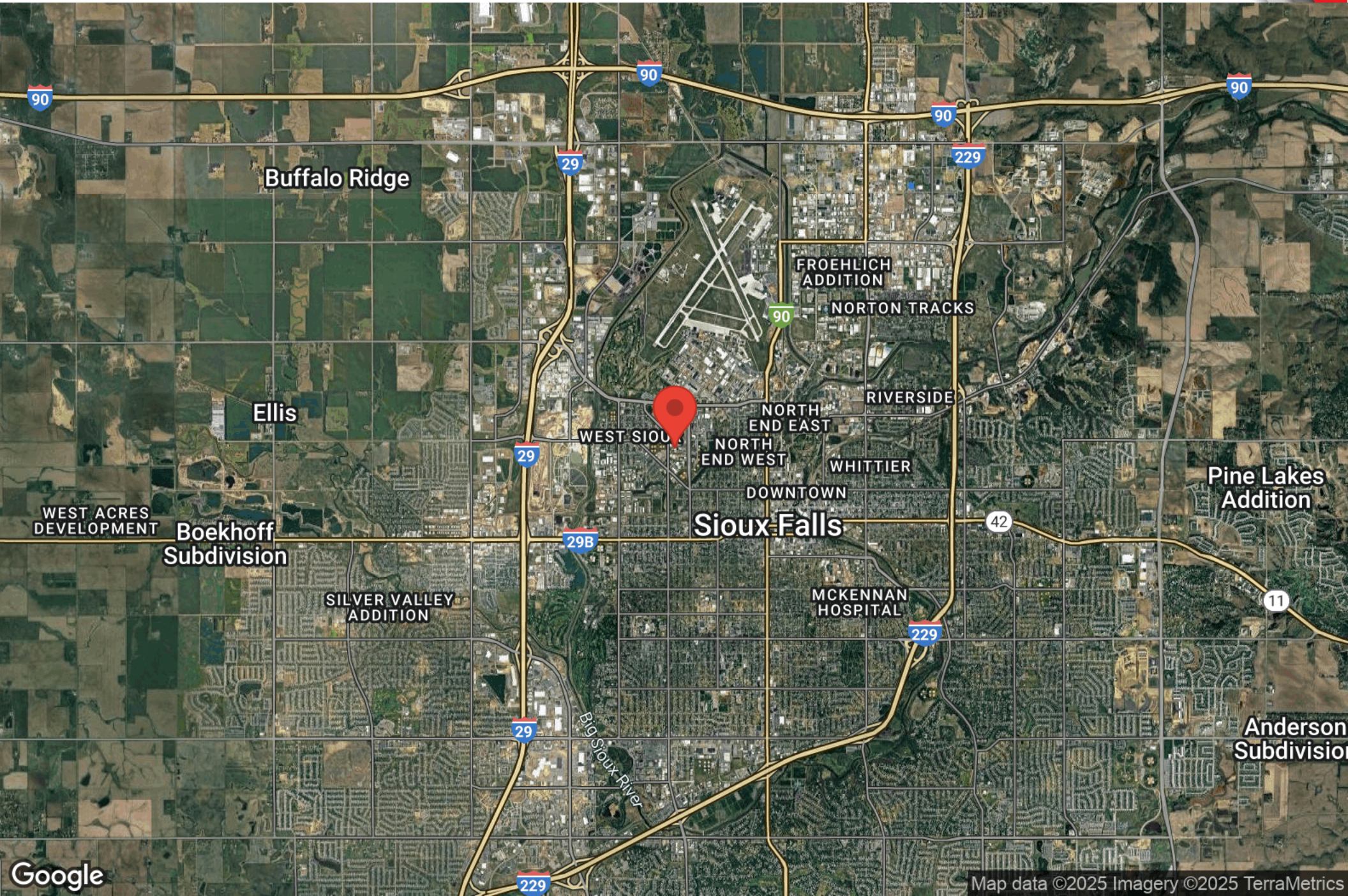
# PROPERTY PHOTOS CONTRACTOR OFFICE AND SHOP/WAREHOUSE!

1601 West 1st Street | Sioux Falls, SD 57104



# REGIONAL MAP CONTRACTOR OFFICE AND SHOP/WAREHOUSE!

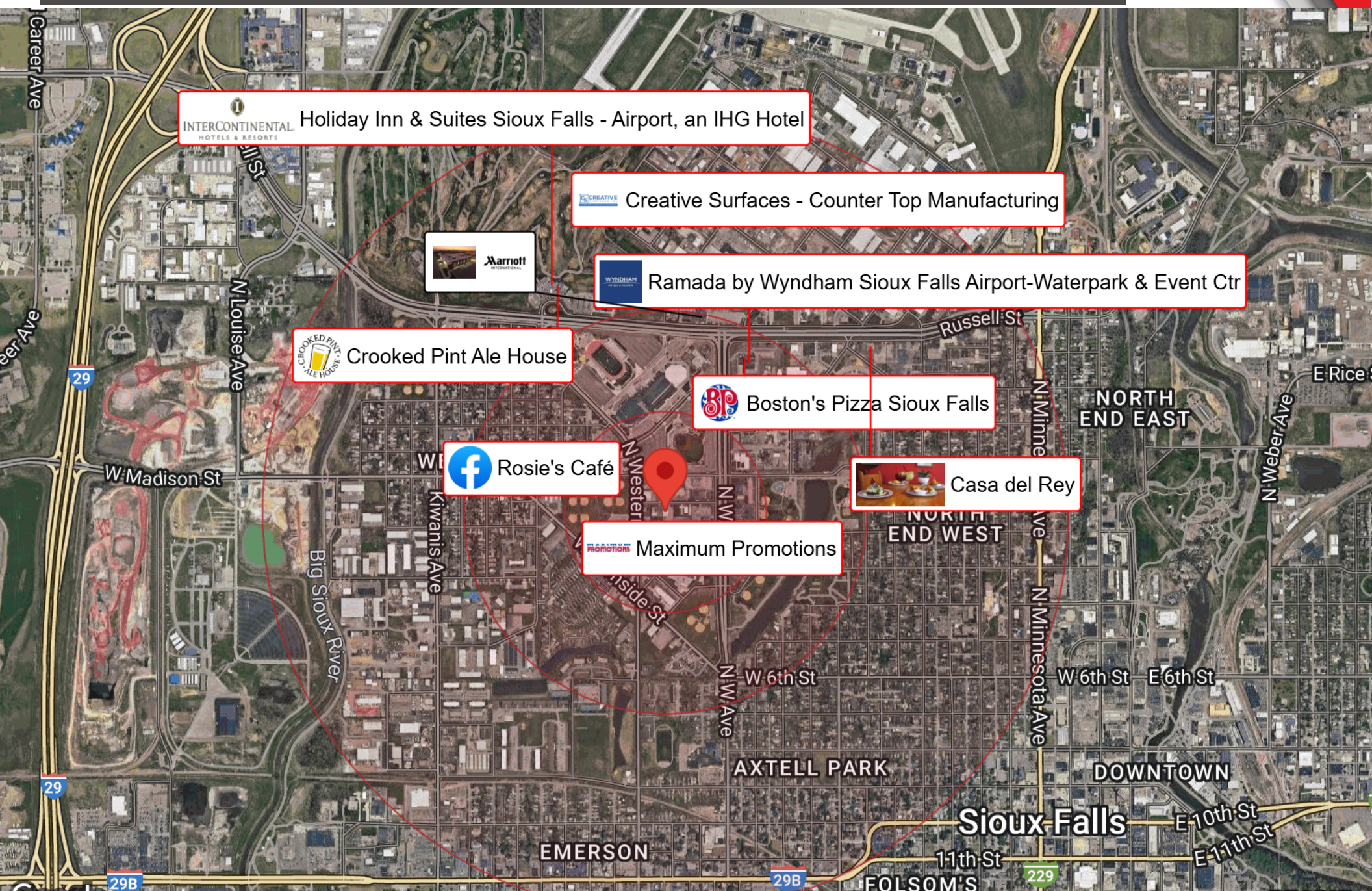
1601 West 1st Street | Sioux Falls, SD 57104







# BUSINESS MAP CONTRACTOR OFFICE AND SHOP/WAREHOUSE!

1601 West 1st Street | Sioux Falls, SD 57104



 **Holiday Inn & Suites Sioux Falls - Airport, an IHG Hotel**


 **Creative Surfaces - Counter Top Manufacturing**





 **Ramada by Wyndham Sioux Falls Airport-Waterpark & Event Ctr**

 **Crooked Pint Ale House**

 **Boston's Pizza Sioux Falls**

 **Rosie's Café**

 **Casa del Rey**

 **Maximum Promotions**