



**JIM DUNHAM**  
— & ASSOCIATES —  
REAL ESTATE SPECIALISTS



**FOR SALE \$2,600,000**

MULTI-PURPOSE FACILITY  
**GIVING HOPE BINGO HALL**

1605 W BURNSIDE STREET

13,536 SQFT



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# WHAT YOU NEED TO KNOW

1605 W BURNSIDE STREET

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Incredible multi-purpose facility for sale located near the intersection of Western Avenue and Burnside Street – approximately 4 blocks from the Denny Sanford Center, Arena and Sioux Falls Convention Center.

Property is being sold as an investment opportunity with the current Tenant having over 5 years firm term remaining on their lease agreement. Contact listing Broker for additional information. The sale price represents a 7% capitalization rate.

Approximately 14,000 square feet of high-quality office, retail or institutional type space constructed in 2001.

Sale price represents a value of \$186 PSF – far below replacement cost.

Land contains 2.61 acres and/or 113,620 square feet.

The adjacent 1.4 acres and/or 60,984 square feet is also available for sale. A cross-easement agreement for access will be filed in the event the subject property and adjacent property are not sold to the same party.

## QUICK SNAPSHOT

- Building size: 13,536 SF / Lot size: 2.61 Acres
- Property type: Retail/Office
- Year built: 2001
- Zoning: Commercial
- Parking: Abundant
- Parcel ID: 42207
- Taxes: \$24,380 (2025 payable in 2026)

## FEATURES

- Main room is wide open and currently used as the Bingo Hall
- Bar area shared with private room & former casino/open area
- Private meeting/party room off main room
- Concession/kitchenette area
- Office and storage rooms

# PROPERTY PHOTOS

1605 W BURNSIDE STREET



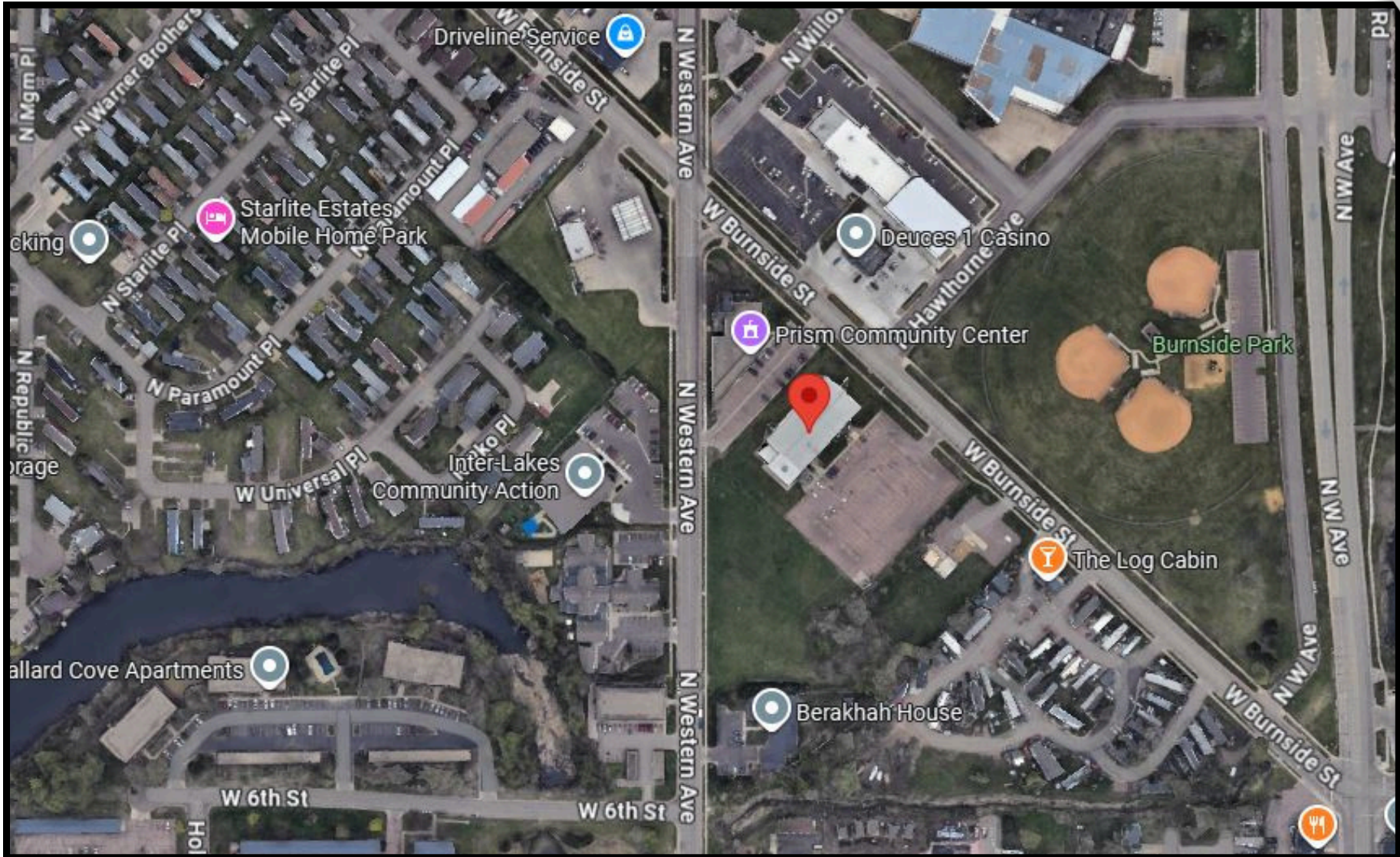
(605) 275 - 8500  
519 W 22nd St  
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[www.JimDunhamAssociates.com](http://www.JimDunhamAssociates.com)

information deemed reliable, but not guaranteed

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# LOCATION MAP

LISTING ADDRESS



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