



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



**FOR SALE \$1,250,000**

**Centrally Located Office Building**

**Corner of W 33<sup>rd</sup> Street & S Duluth Avenue**

**606 - 608 W 33RD STREET  
SIOUX FALLS**

**7,165 SQFT**



**Jim Dunham**

Jim@JimDunhamAssociates.com

(605) 360-0061



**Linda Dunham**

Linda@JimDunhamAssociates.com

(605) 940-8528



# WHAT YOU NEED TO KNOW

606 – 608 W 33rd Street, Sioux Falls, SD

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**This is your chance to own a property that has not been available for 26 YEARS!**

This office space is nestled in a fully developed area surrounded by residential, industrial and commercial uses. Located just off of Minnesota Avenue, the location provides quick access to clients and employees on the move.

The .55 acre, 23,991 square foot lot provides twenty-four (24) on-site parking spaces with curb cuts off of both 33<sup>rd</sup> Street and Duluth Avenue. The monument sign on 33<sup>rd</sup> Street makes the location easy to find and provides great exposure.

The property previously consisted of two suites but was converted into one contiguous space due to company growth. This provides an excellent opportunity for an owner-occupant who does not need all the space! The building can be subdivided back into two suites, providing rental income as well as future growth opportunity. Each suite has their own exterior entrance and address.

The current tenant will relocate, or a buyer could negotiate a lease for all, or a portion of, the property.

The property has great frontage windows, two reception areas, work space/storage, multiple perimeter and interior offices, ample restrooms, great interior finishes, LED common area lighting and upgrades throughout. Take note of the different personalities that shine through in the individual office pictures. It's time for your business identity to shine! Contact us to schedule your personal tour.

## QUICK SNAPSHOT

- Building size: 7,165 SF
- Lot size: 23,991 SF
- Property type: Office
- Year built: 1987
- Parking: 24 parking spaces
- Daily traffic count: 8,500 vehicles
- Current tenant to relocate

## FEATURES

- Suite 608: Over 2,000 square feet with 9 offices on the north side of the building
- Suite 606: Over 5,000 square feet with 18 offices on the south side of the building
- Suites currently utilized as one space
- Parcel ID: 57476
- Real Estate Taxes: \$12,304.42 (2025 payable 2026)

# EXTERIOR PHOTOS

606 – 608 W 33rd Street, Sioux Falls, SD

Front Signage



Curb Appeal



Parking Lot



Rear Parking Lot



608 Entrance



606 Entrance



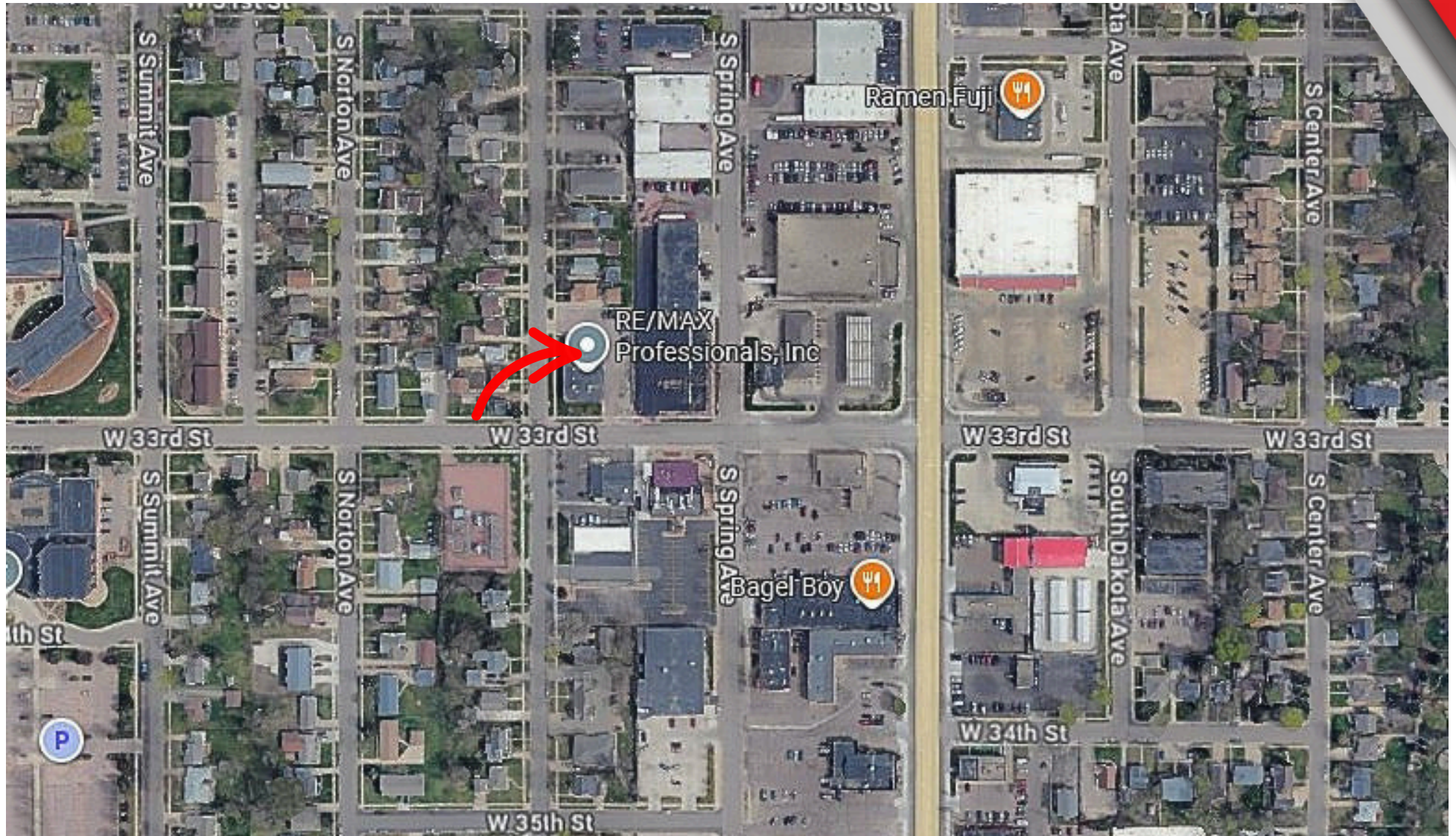
# COMMON AREA PHOTOS

606 – 608 W 33rd Street, Sioux Falls, SD



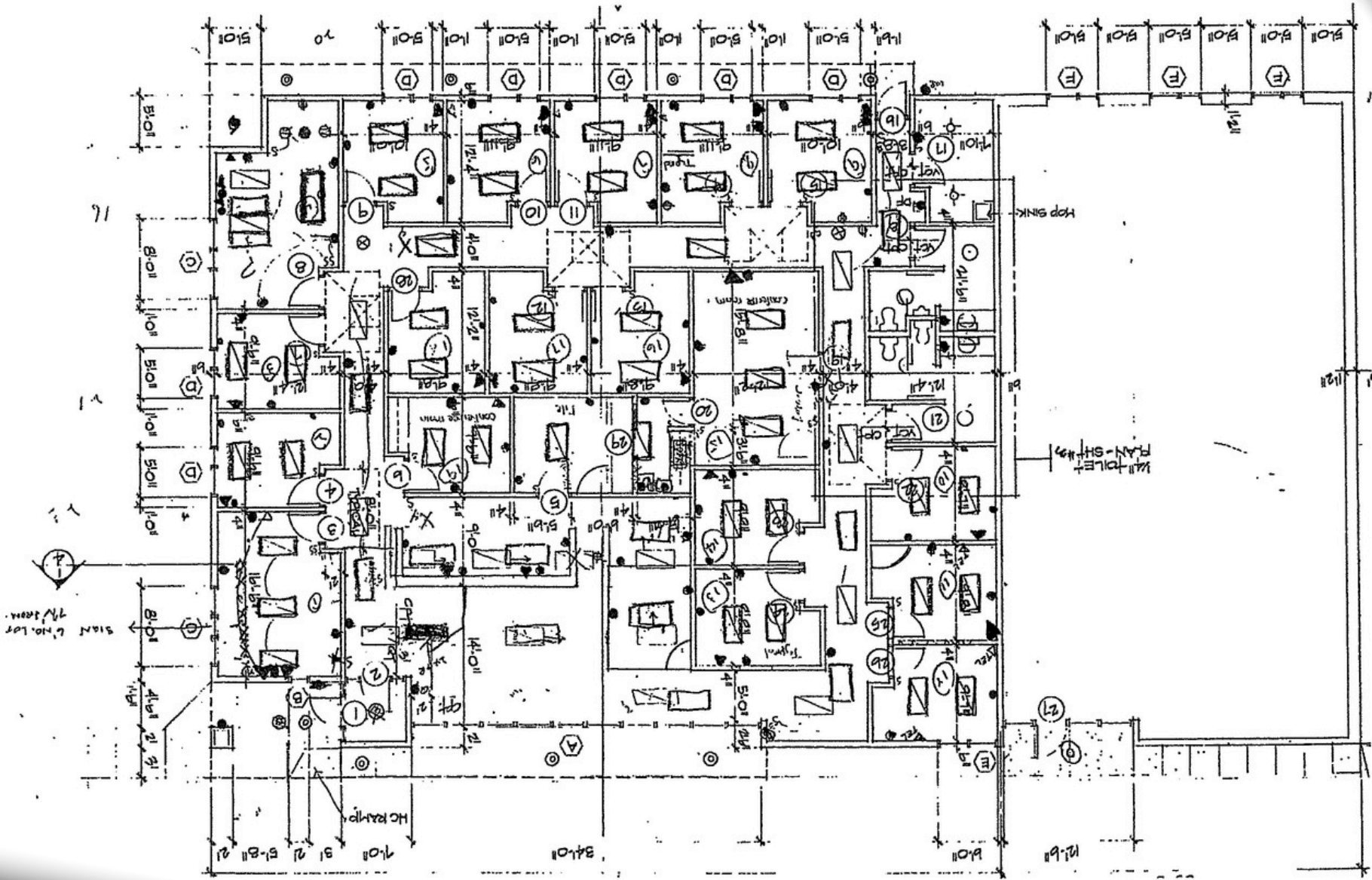
# LOCATION MAP

606 - 608 W 33rd Street, Sioux Falls, SD



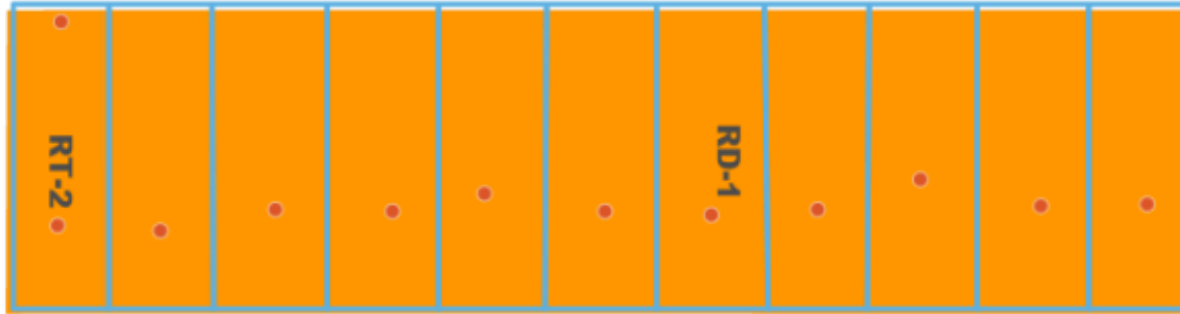
# FLOOR PLAN

606 - 608 W 33rd Street, Sioux Falls, SD

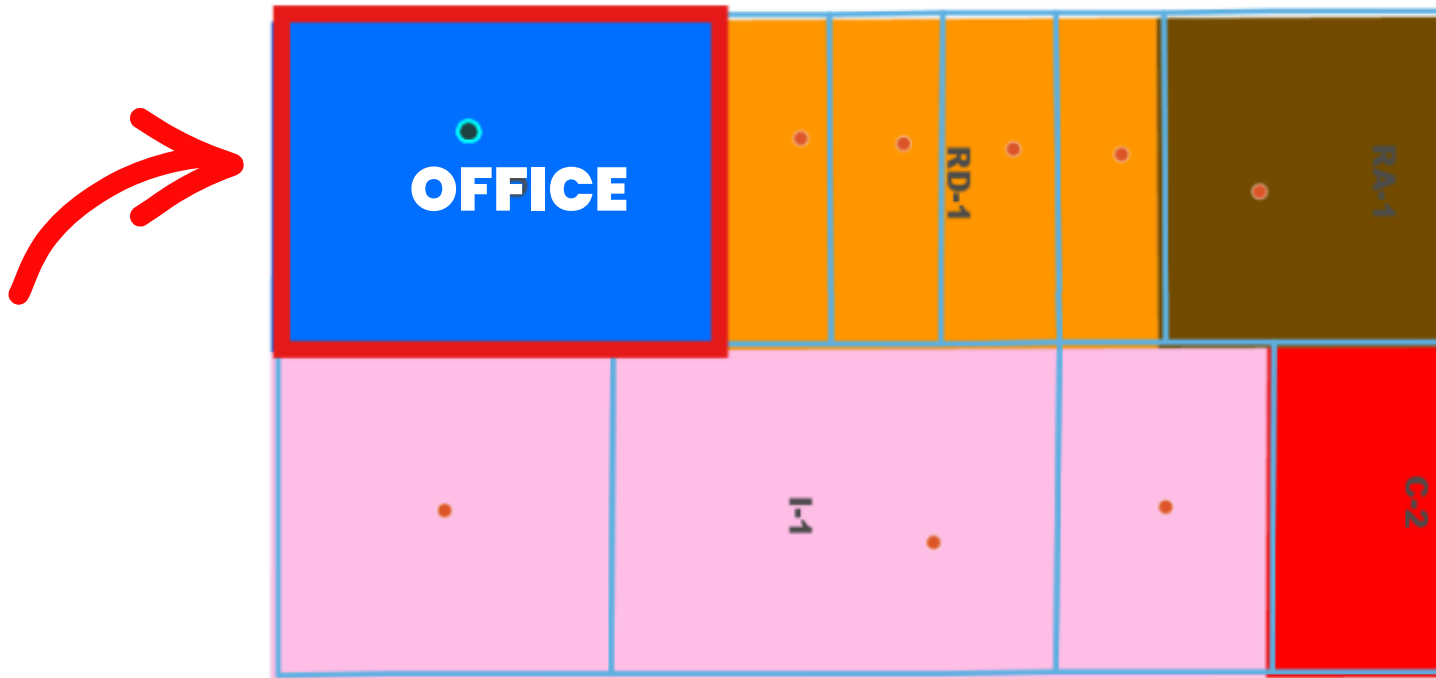


# ZONING MAP

606 – 608 W 33rd Street, Sioux Falls, SD



**S DULUTH AVE**



**S SPRING AVE**

# WHAT'S AROUND THE CORNER

606 – 608 W 33rd Street, Sioux Falls, SD

## Retail / Services

- Year Round Brown (tanning salon)
- Breadsmith
- Get-N-Go (gas station/car wash)
- Lewis Drug Store (general store/pharmacy)
- Hy-Vee (general store/pharmacy/gas)

## Restaurants/Fast Food

- Golden Bowl Chinese
- McDonald's
- Hardee's
- Bagel Boy
- Subway
- Famous Dave's BBQ

## Other (nearby but relevant)

- Suburban Bowling
- Augustana University and Stadium
- University of Sioux Falls
- Various Churches & Banks

