



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS



FOR SALE \$1,250,000

Centrally Located Office Building

Corner of W 33rd Street & S Duluth Avenue

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

7,165 SQFT



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WHAT YOU NEED TO KNOW

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

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 33rd Street and Duluth Avenue. The monument sign on 33rd 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: 2,250 square feet with 9 offices on the north side of the building
- Suite 606: 4,915 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

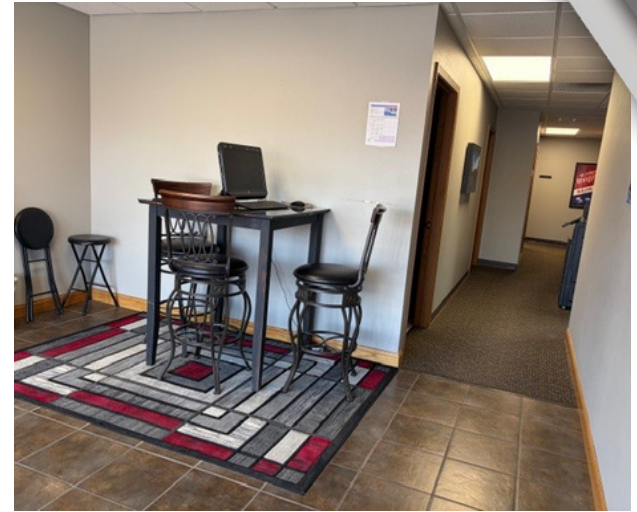


606 Entrance



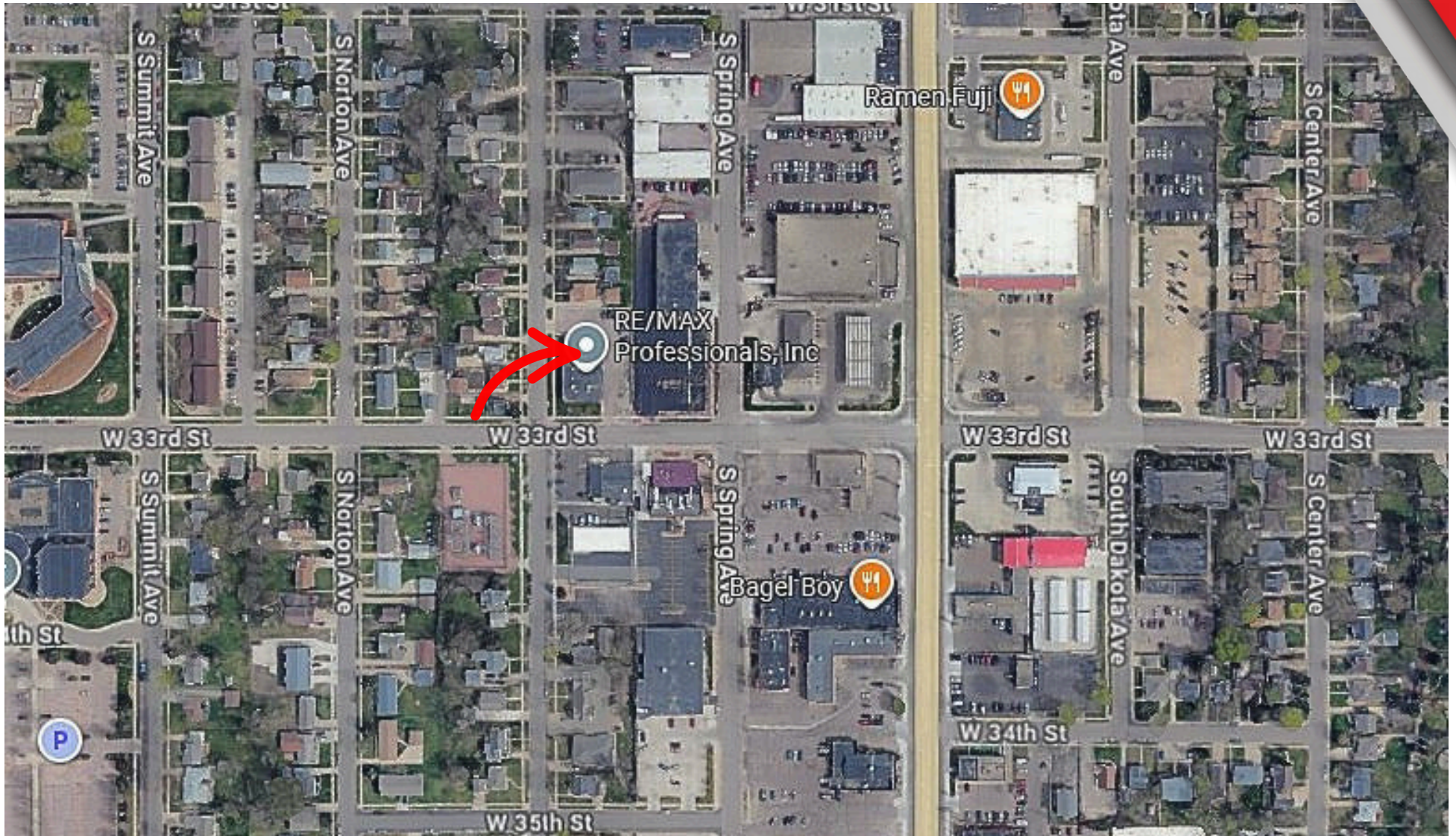
COMMON AREA PHOTOS

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



LOCATION MAP

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

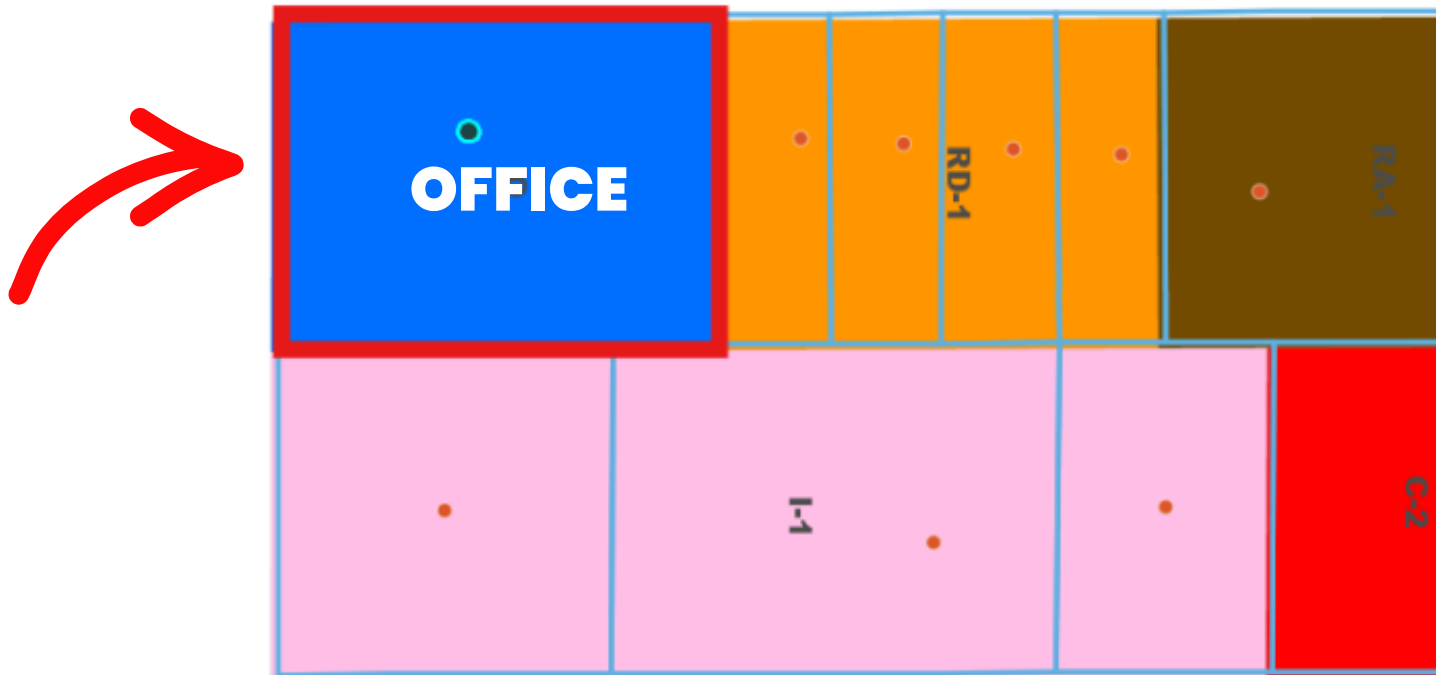


ZONING MAP

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

