

**For Sale or Lease**  
**Southern Hills Plaza**  
3701 - 3719 S. Grange Avenue  
Sioux Falls, SD 57105



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



**List Price: \$995,000**  
**Lease Rate: \$10.00/Sq. Ft.**  
**Lease Type: NNN**

### Property Information

Available Sq. Ft.:	4,598
Maximum Contig. Sq. Ft.:	3,374
Minimum Divisible Sq. Ft.:	1,224
Building Sq. Ft.:	9,520
Lot Size Sq. Ft.:	45,553
Year Built:	1997
Zoning:	C-4
Real Estate Taxes:	\$17,858
Triple Net Expenses/Sq. Ft.:	\$ 3.63 (estimated)
Occupancy:	Immediate

### Property Summary

- ◇ Excellent opportunity for an owner-occupant, with additional income from tenants.
- ◇ Retail/Office strip center located on Grange Avenue just south of 41st Street and east of the Sports Dome.
- ◇ Two suites available .
- ◇ Suite 3705 is 3,372 sq. ft. with an open floor plan, a private office and in-suite restroom.
- ◇ Suite 3719 is 1,224 sq. ft. and is located on the south end of the building.
- ◇ Monument & building signage.
- ◇ Paved on-site parking with 29 spaces behind the building and 24 spaces in front of the building including handicap parking.
- ◇ Co-tenants include A-One Water Specialists, Connections Café & Pub II Off-Track Betting.
- ◇ Neighbors include Hobby Lobby, Sports Dome, New Star Pipeline, Ground Round, Empire Car Wash.
- ◇ Financials will be provided to qualified buyers upon request.

### Contact

#### Craig Hagen, Broker

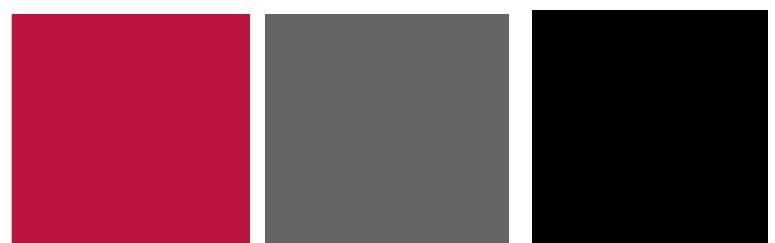
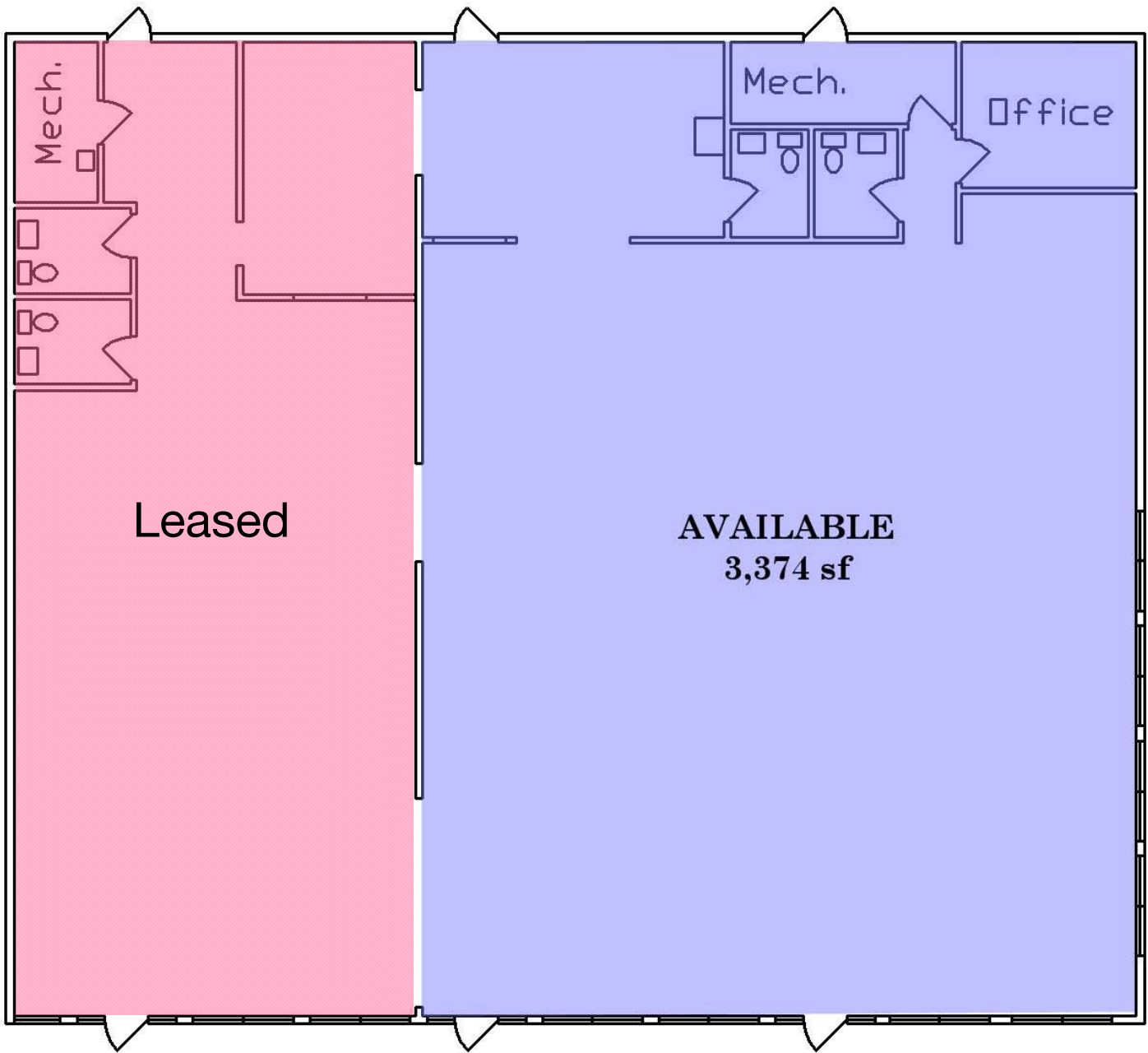
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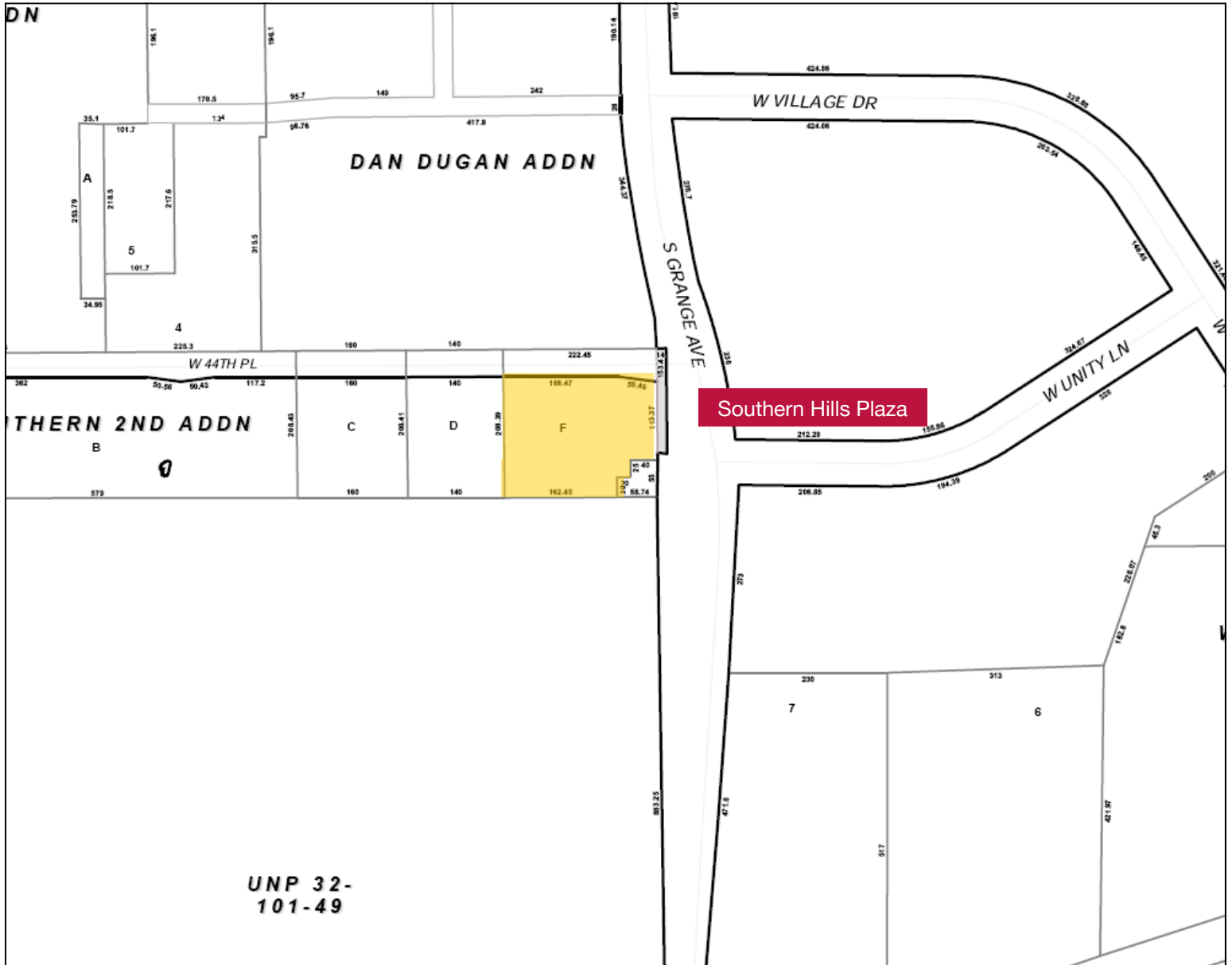
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# 3705 Floor Plan



# Plat Plan



# Aerial View

