

VANTIS

COMMERCIAL REAL ESTATE



Bedford Office | 3400 S. Bedford Ave

Near the Corner of 41st and Sycamore
on the fast and constantly growing East side of Sioux Falls

OFFERING MEMORANDUM

Brody Etrheim
Broker Associate
605.251.7625
Brody@vantiscommercial.com

For Sale/Lease

Property Details

6,000 + Square foot building for Sale / Lease

Upper Level: 2,906 SF
Lower Level: 2,906 SF
Attached Garage: 254 SF
Sale Price: \$795,000
Price PSF: \$131.06

Lease Rate:

Price PSF: \$12
Terms: NNN
Size: 6,066 SF

Highlights

- Estimated traffic count is 9,300 VPD
- Zoned Live-Work District
- 28 onsite parking spaces
- Excellent location near the corner of 41st and Sycamore
- Immediate neighbors include Fareway, Champion Dance Academy, Scooter's, and American Bank & Trust.
- Surrounded by residential homes and apartments.
- Close proximity to The Attic, Bluestone Federal Credit Union, Dental Comfort Center, Stensland's, Casey's General Store, Circle K, Hair Unlimited, and Starbucks.
- Near several retail locations and professional office locations.

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Property Photos

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Main Level Dance Floor



Lower Level Sprung Floor



Main Level



Lower Level

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Site Plan

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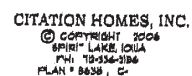


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Aerial
Photo

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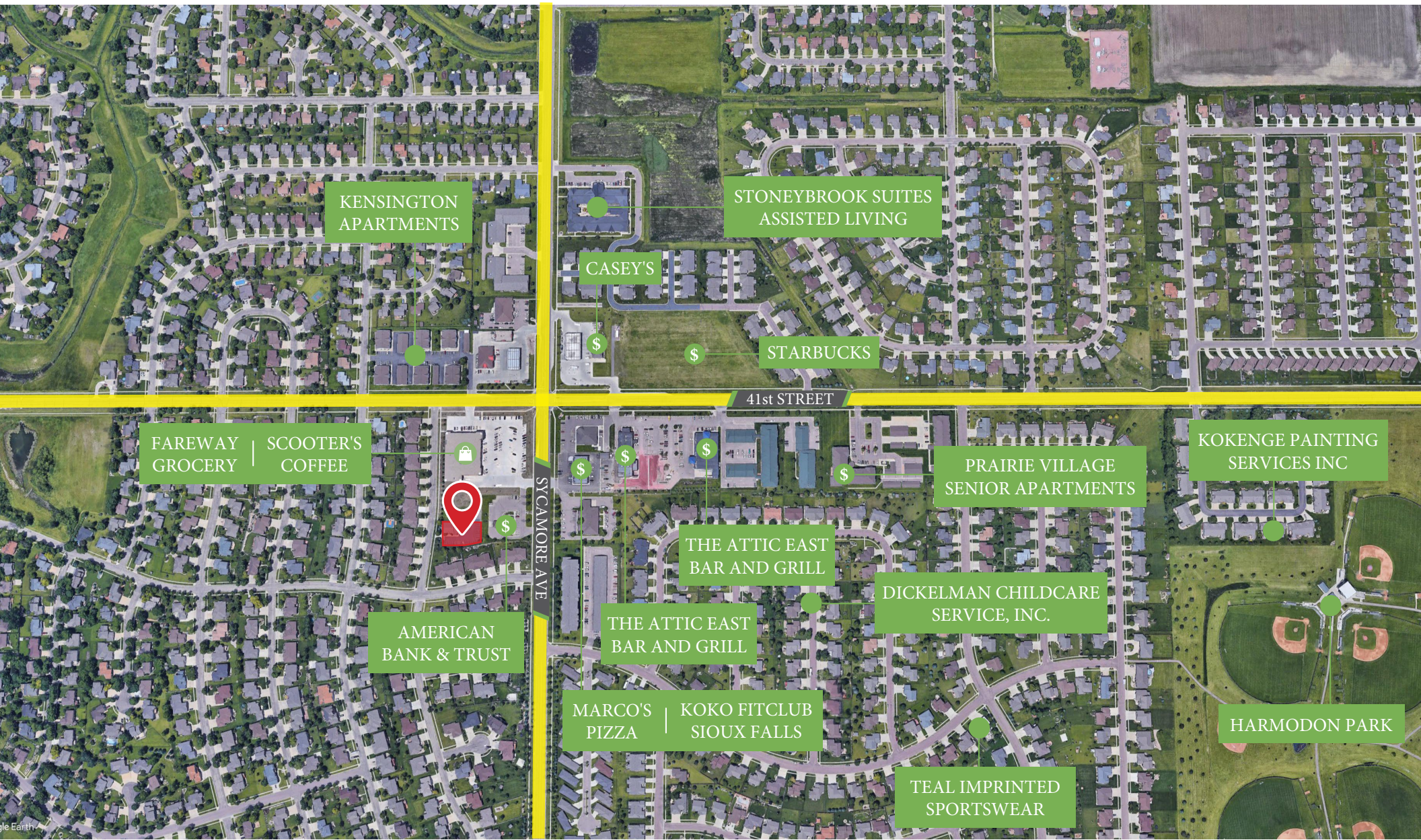
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Market Overview

Map



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