

# VANTIS

COMMERCIAL REAL ESTATE



**For Lease: \$225.00/Monthly**  
2116 South Minnesota Ave., Suite 1B  
Falls, SD 57105

## OFFERING MEMORANDUM

Barbara Bormann  
Broker Associate  
605.941.5478

[Barbara@vantiscommercial.com](mailto:Barbara@vantiscommercial.com)

Amy Ibis  
Broker Associate  
605.359.4430

[Amy@vantiscommercial.com](mailto:Amy@vantiscommercial.com)



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## Highlights

Small Office Suites for Lease

Available Space: 179 SF +/-  
Base Rent: \$225.00 per month/Gross  
Identification of Property: Multi-tenant office building  
Zoning: C-2, Commercial

## Features

- Newly renovated
- Garden level
- Immediate occupancy
- Perfect space for online businesses, IT, consultants, Insurance, Medical Transcriptionist, Collection Agency
- Can be leased with Suite 1A for a total of 277 SF
- One-site parking in front and back of building
- Located on the corner of Minnesota Ave., and 30th Street
- High traffic counts- 26,100 vehicles per day
- Surrounded by professional offices, health care and residential roof tops
- Immediate neighbors include DQ Grill & Chill, Dental office, Boss' Pizza & Chicken, Spoke -n-Sport Bikes, Tires, Tires, Tires, Coca-Cola Bottling, Co-Sioux Co., and other professional retail users.



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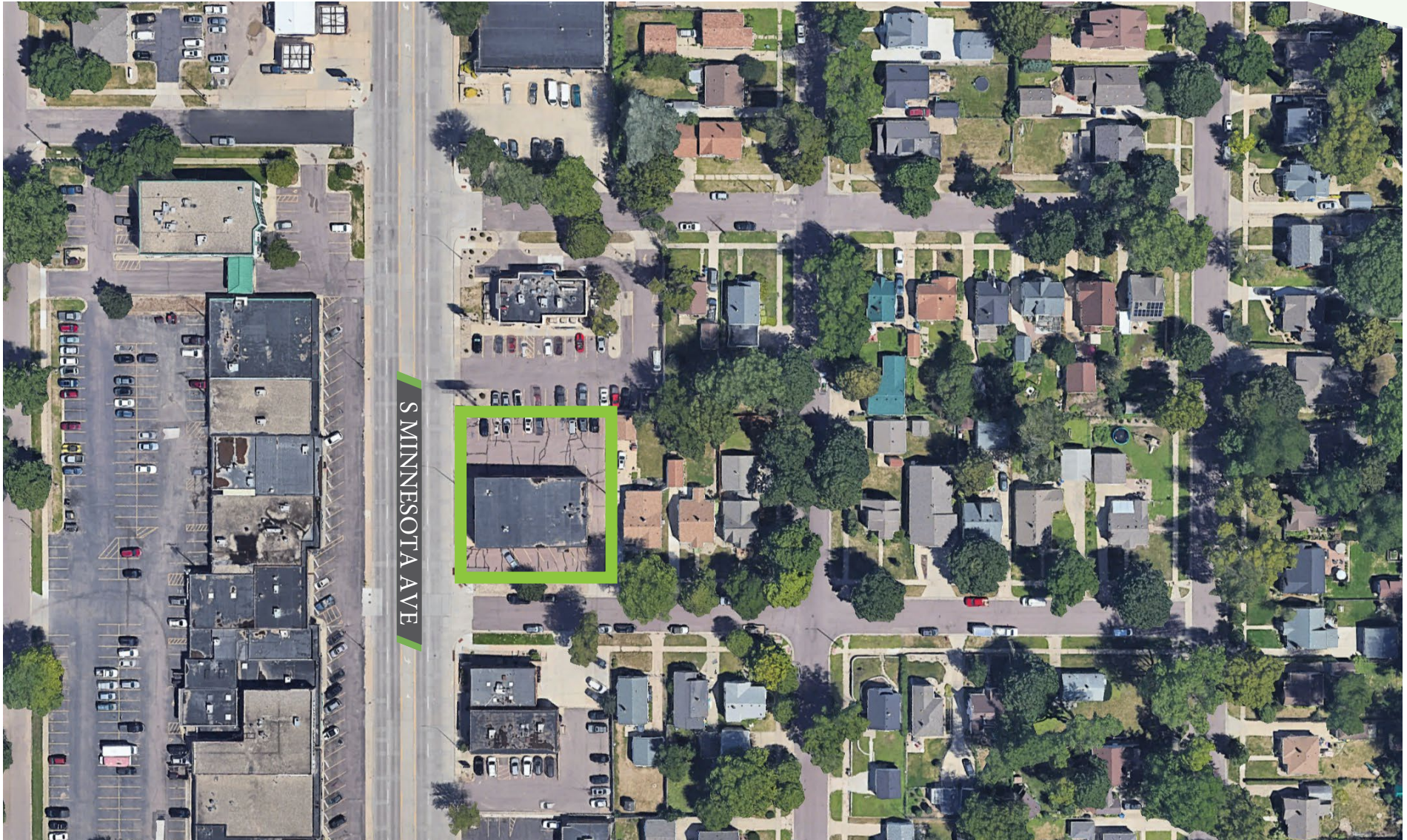


# Site Plan

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Aerial  
Photo

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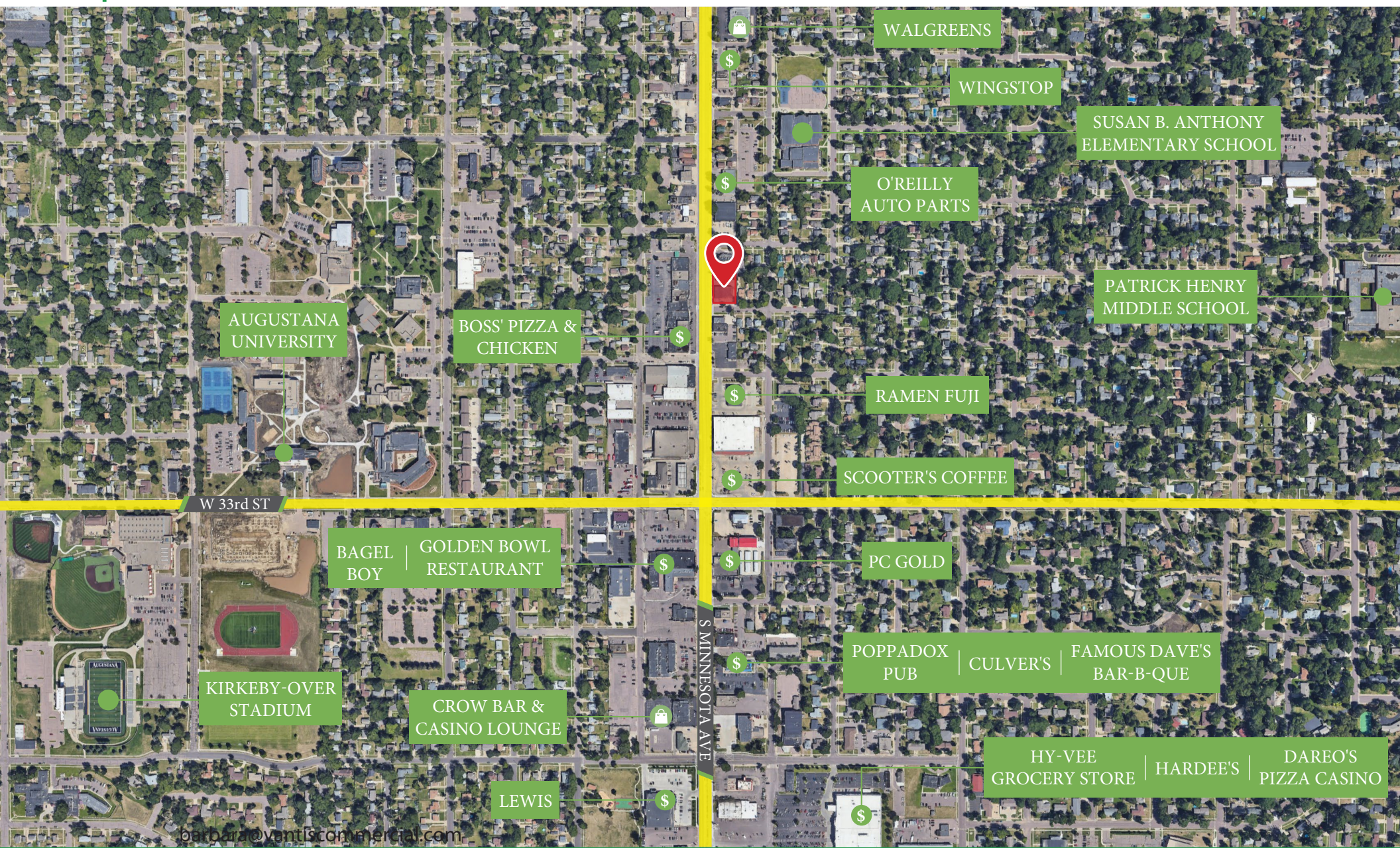
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# Market Overview Map



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