

# VANTIS

COMMERCIAL REAL ESTATE



## For Sale Office / Retail Building for Sale

1800 W. 12th Street and 300 S. Jefferson Avenue,  
Sioux Falls, South Dakota

### OFFERING MEMORANDUM

Scott Van Ginkel  
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# For Sale

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### Highlights

Sale Price:	\$1,350,000.00
Building Size:	10,693 SF
Lot size:	55,796 SF
Additional Lot located at 300 S. Jefferson:	17,424 SF
Zoning:	C-2

### Property Details

- Large corner parcel with excess land for current structure size.
- Signalized corner on West 12th Street and Western Avenue
- 33,500 average vehicles per day
- Located 1 mile from I-90 exit
- Gateway to downtown Sioux Falls
- Excellent parking ratio of 1:103 SF
- Great redevelopment opportunity



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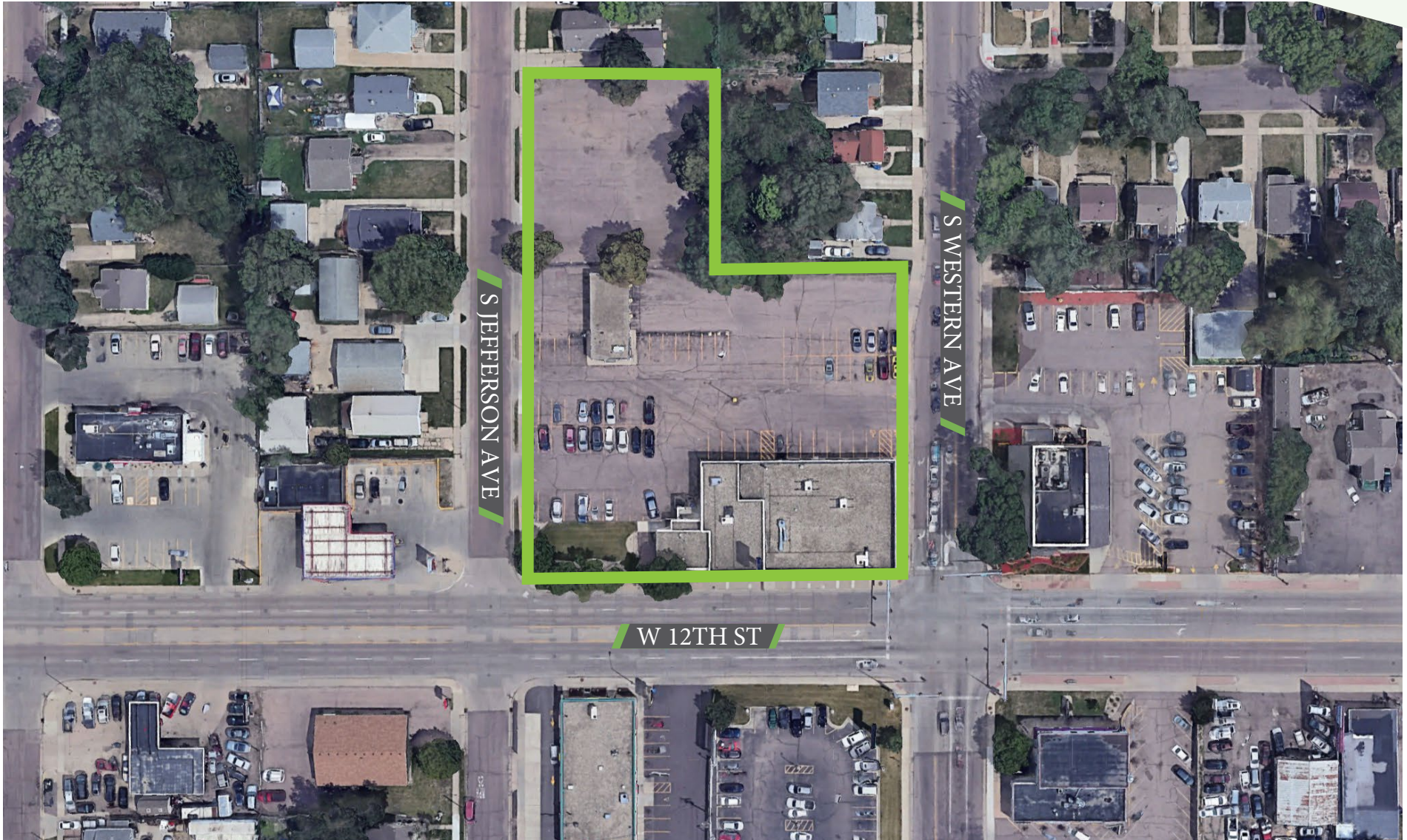
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# Site Plan

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Aerial  
Photo

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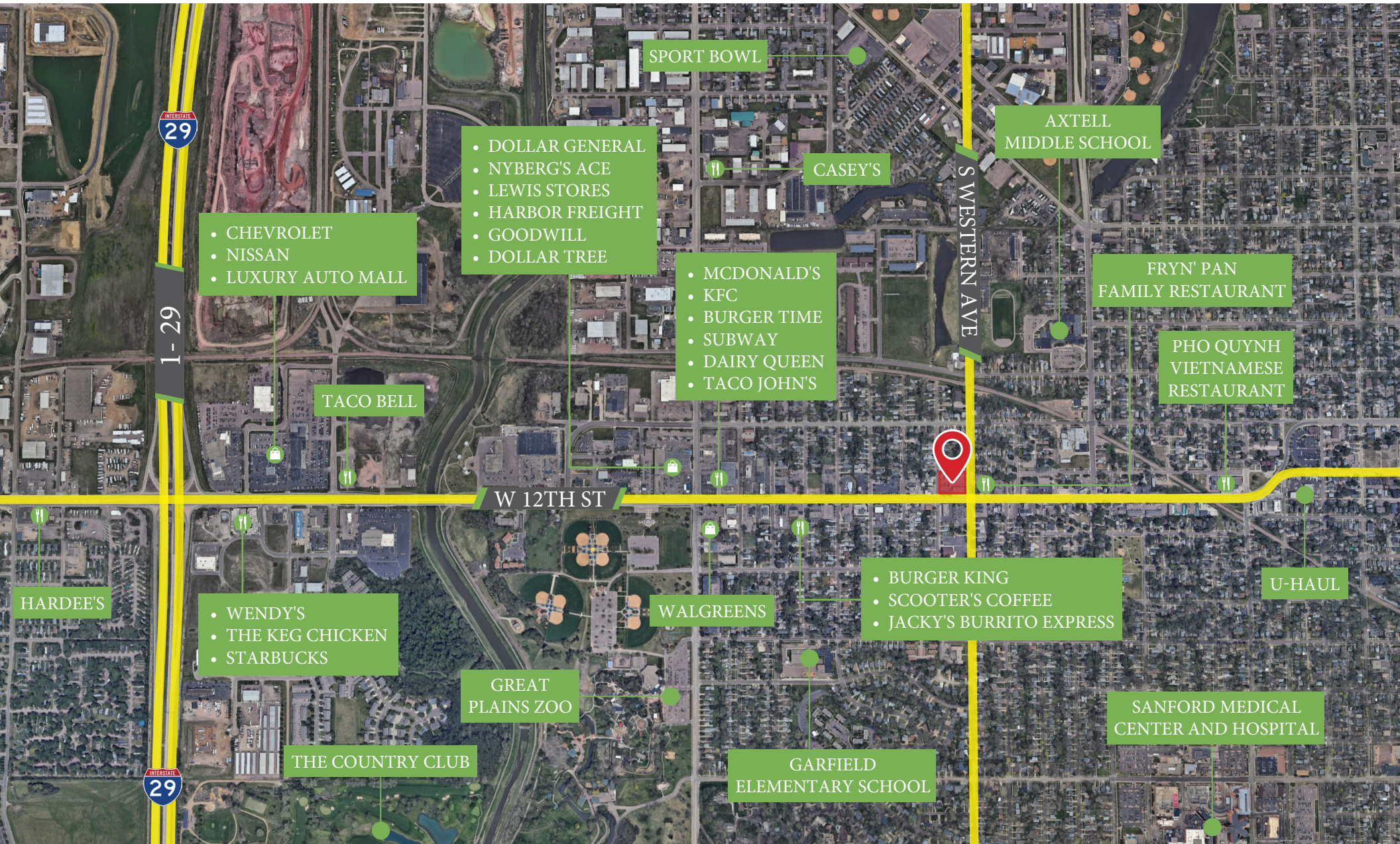


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# Market Overview Map



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