

The logo for VANTIS, featuring the word "VANTIS" in white, bold, sans-serif capital letters on a green rectangular background.

# VANTIS

COMMERCIAL REAL ESTATE

A photograph of a modern, multi-story office building with a white facade and large glass windows. The building is situated in a parking lot with several cars parked. A large green diagonal banner is overlaid on the bottom right of the image.

## Office Building For Sale

4009 W. 49th Street,  
Sioux Falls, SD 57106

OFFERING **MEMORANDUM**

Scott Van Ginkel  
Broker

605.351.7907

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

# Fully Leased Office Building for Sale

**Valhalla Building**

4009 W. 49th Street, Sioux Falls, SD

## Building Details

<b>Sale Price:</b>	\$5,300,000.00 / \$131.00 PSF
<b>Building Size:</b>	40,451 +/- SF Gross Area
<b>Land Size:</b>	101,495 +/- SF (2.33 +/- Acres)
<b>Year Built:</b>	1988
<b>Zoning:</b>	C-3/Community Retail Employment
<b>Elevator:</b>	Yes
<b>Fire Suppression:</b>	Yes

## Highlights

- Excellent mix of tenants
- Estimated Traffic count on 49th Street is 11,200 VPD
- Approximately 140 on-site parking spaces.
- Heated garage/storage
- Excellent location near the corner of 49th and Valhalla Blvd.
- Monument signage
- Across the street from The Empire Mall.
- Quick access to I-29 and I-229.
- Immediate neighbors include The Empire Mall, Hy-Vee, Plains Commerce Bank, Charisma Property Management, and Comfort King Mattress Company
- Close proximity to Roam Kitchen and Bar, Appletree Daycare, Five Guys, Sertoma Butterfly House and Marine Cove, Target, and the US Postal Service Carrier.



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# Property Photos

## Valhalla Building

4009 W. 49th Street, Sioux Falls, SD

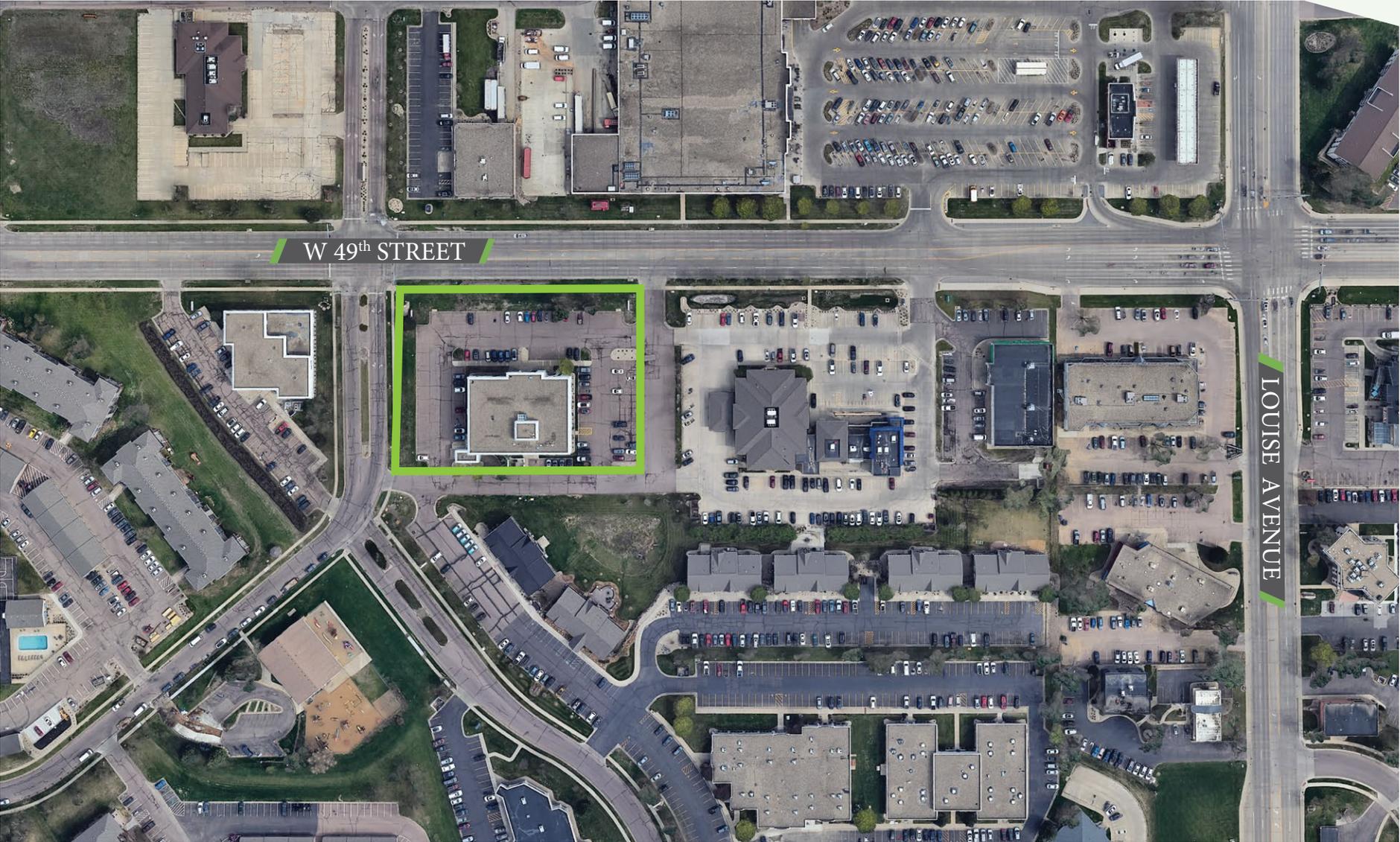


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# Site Plan

## Valhalla Building

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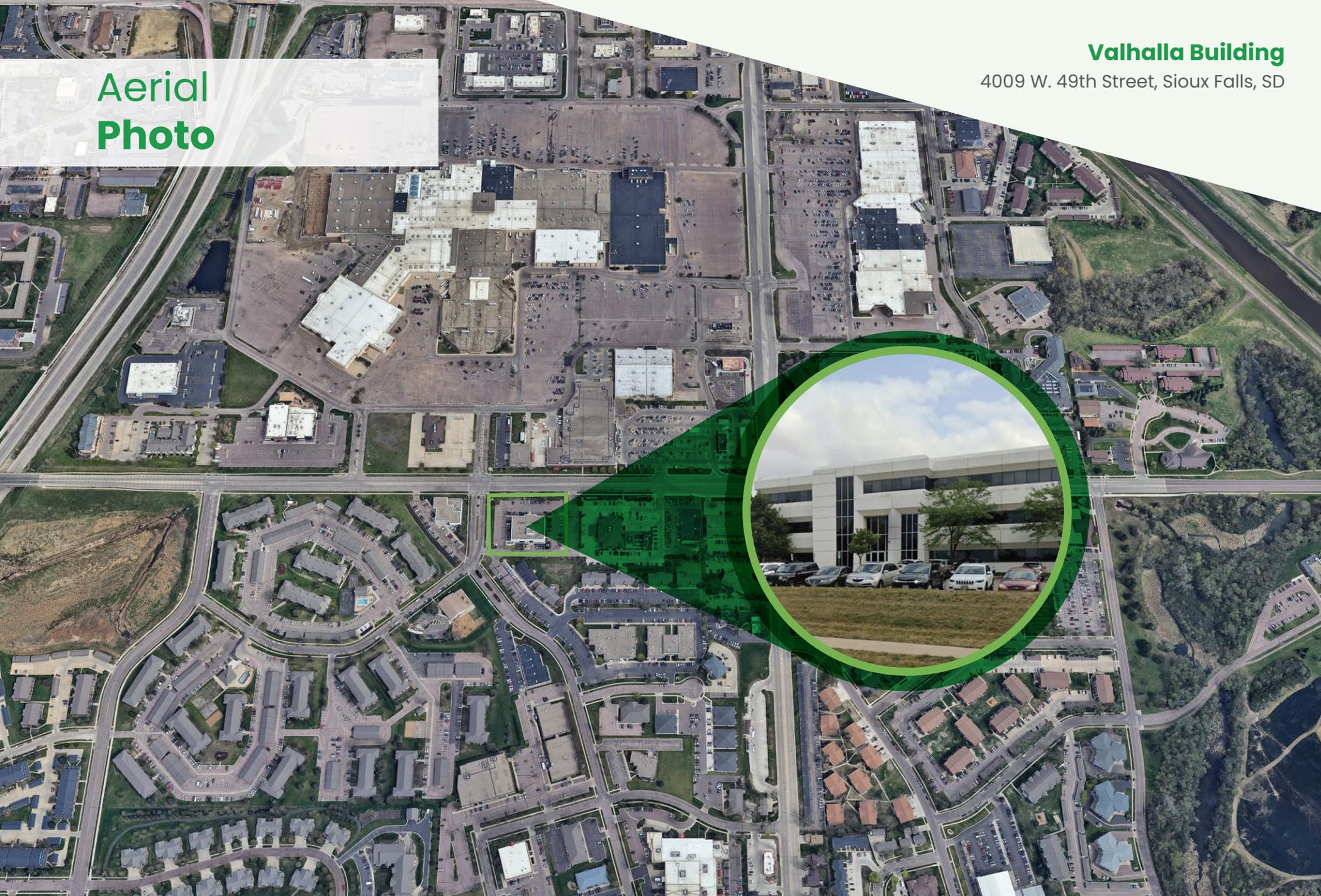


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# Aerial Photo

## Valhalla Building

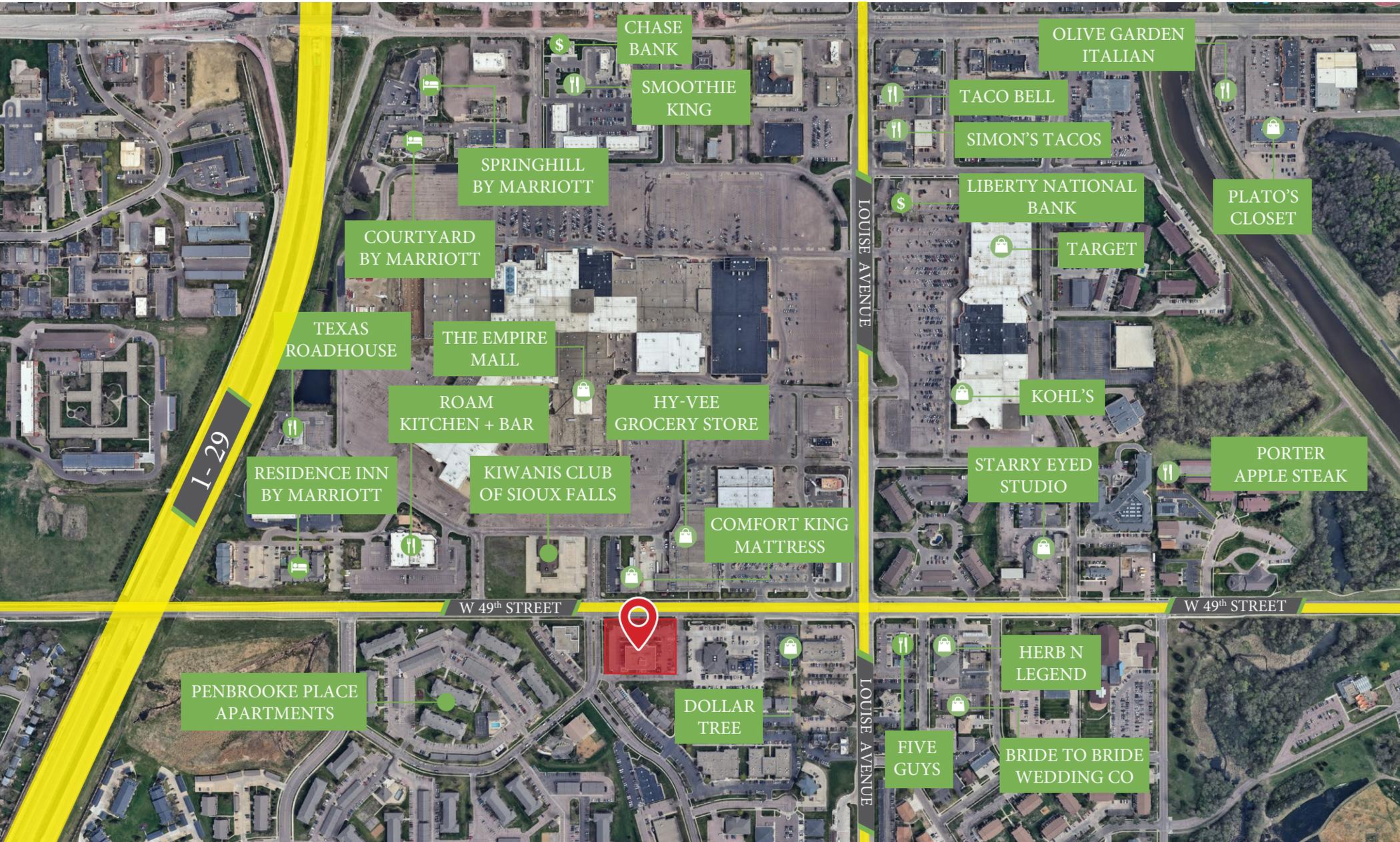
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# Market Overview Map



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