

VANTIS

COMMERCIAL REAL ESTATE

Retail/Office Building For Sale

604 E. Sioux Avenue
Pierre, SD 57501

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
(605)-351-7907
scott@vantiscommercial.com

Amy Ibis
Broker Associate
(605)-359-4430
amy@vantiscommercial.com

For Sale

For Sale: Office/Retail Building

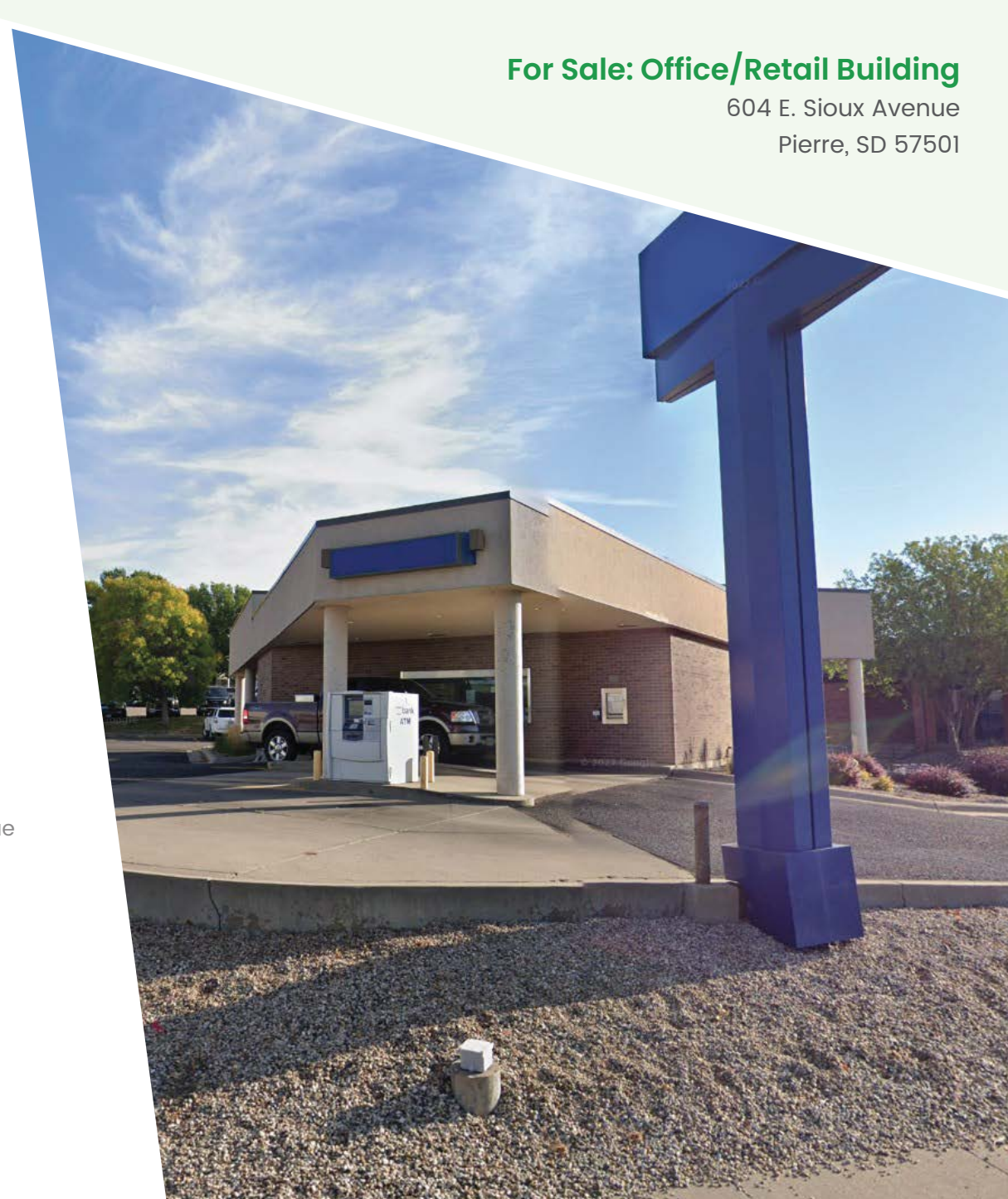
604 E. Sioux Avenue
Pierre, SD 57501

Property Features

Sale Price:	\$350,000
Building Size:	2,085 total SF 1,685 SF main level 400 SF lower level
Lot Size:	0.410 acres
Zoning:	Commercial
Year Built:	1987

Highlights

- 13,980 average vehicles per day
- 10 parking spots
- Drive through canopy
- Excellent frontage at the signalized intersection of Sioux Avenue and Ree Street
- Possible use could serve medical, office or retail opportunities



VANTIS

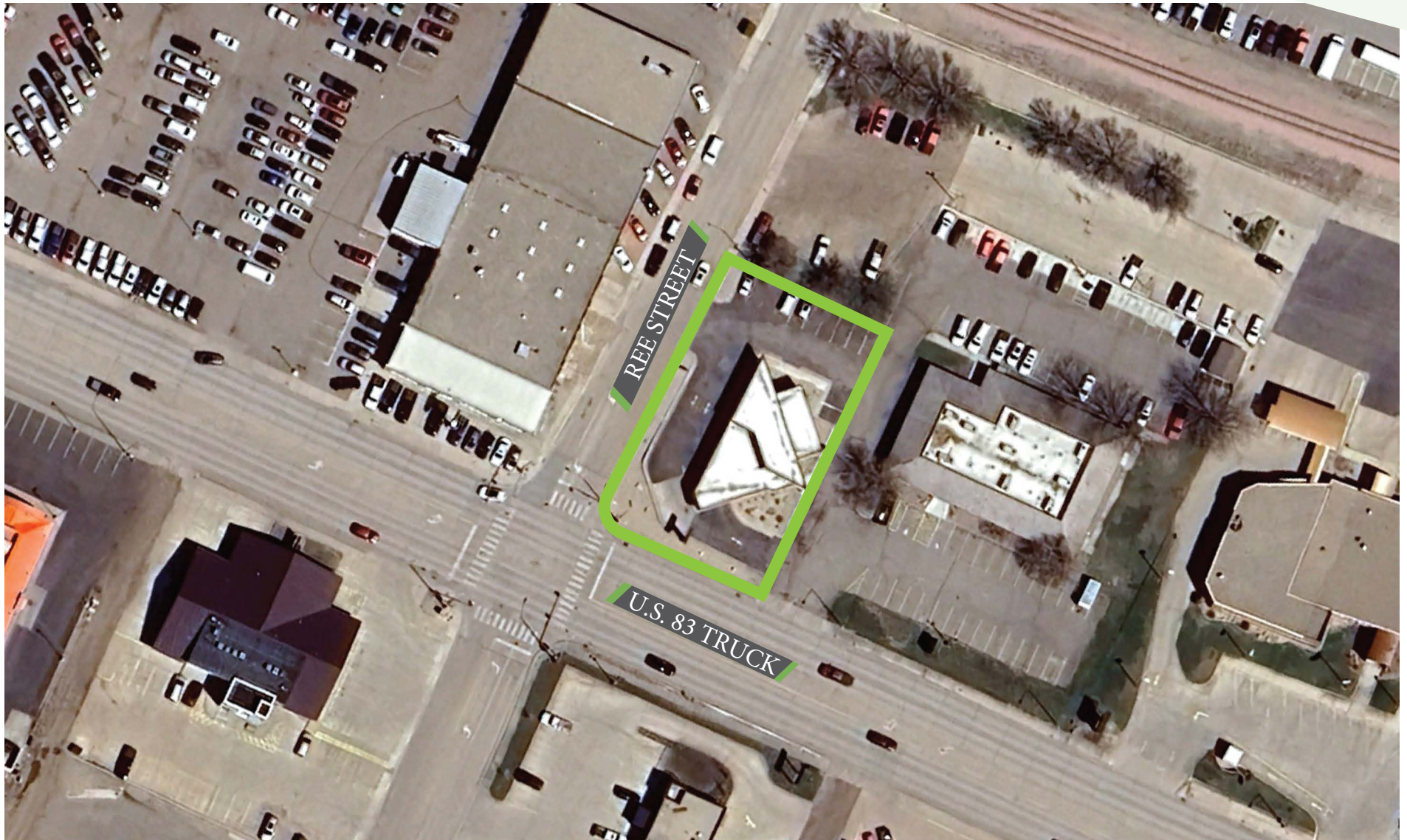
Scott Van Ginkel
Broker
(605)-351-7907
scott@vantiscommercial.com

Amy Ibis
Broker Associate
(605)-359-4430
amy@vantiscommercial.com

Site Plan

For Sale: Office/Retail Building

604 E. Sioux Avenue
Pierre, SD 57501



VANTIS

Scott Van Ginkel
Broker
(605)-351-7907
scott@vantiscommercial.com

Amy Ibis
Broker Associate
(605)-359-4430
amy@vantiscommercial.com

Aerial
Photo

For Sale: Office/Retail Building

604 E. Sioux Avenue

Pierre, SD 57501



VANTIS

Scott Van Ginkel
Broker
(605)-351-7907
scott@vantiscommercial.com

Amy Ibis
Broker Associate
(605)-359-4430
amy@vantiscommercial.com

Market Overview Map



Scott Van Ginkel
Broker
(605)-351-7907
scott@vantiscommercial.com

Amy Ibis
Broker Associate
(605)-359-4430
amy@vantiscommercial.com