



VANTIS

COMMERCIAL REAL ESTATE

Multifamily/Apartment Bldg For Sale

108 and 112 S Garfield Ave.,
Sioux Falls, SD 57104

OFFERING **MEMORANDUM**

Barbara Bormann
Broker Associate
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Property Features

Price:	\$1,200,000.00
Number of Units:	12
Stories:	2
Parking options:	10 garages, ample parking available for tenants, off-street and on-street
Price/Unit:	\$100,000
Lot Size:	24,156SF
Lot Size (acres):	0.55
Price/Sq Ft:	\$49.70
Year Built:	1970

Property Overview

- 2 buildings
- 6 units per building
- Two (2) 1bed/1bath units
- Two (2) 2bed/1bath units
- Eight (8) 3bed/1bath units
- Tenants pay electric
- Other utilities are included in rent
- Contact broker for financials.

Highlights

- Great investment opportunity.
- This property features twelve units situated in the heart of Sioux Falls.
- Includes ten garages and offers ample off-street parking.
- The property offers one, two, and three-bedroom units with one bath. Each unit is nicely equipped with an oven, refrigerator, and wall AC unit.
- Coin-operated laundry facilities on site.
- Conveniently located to Banking, Parks, Zoo, Gas Stations, Pizza Hut, Chinese Restaurant, McDonald's, Burger King, ACE Hardware Store, Dollar General, Walgreens, KFC, Caribou Coffee and much more.

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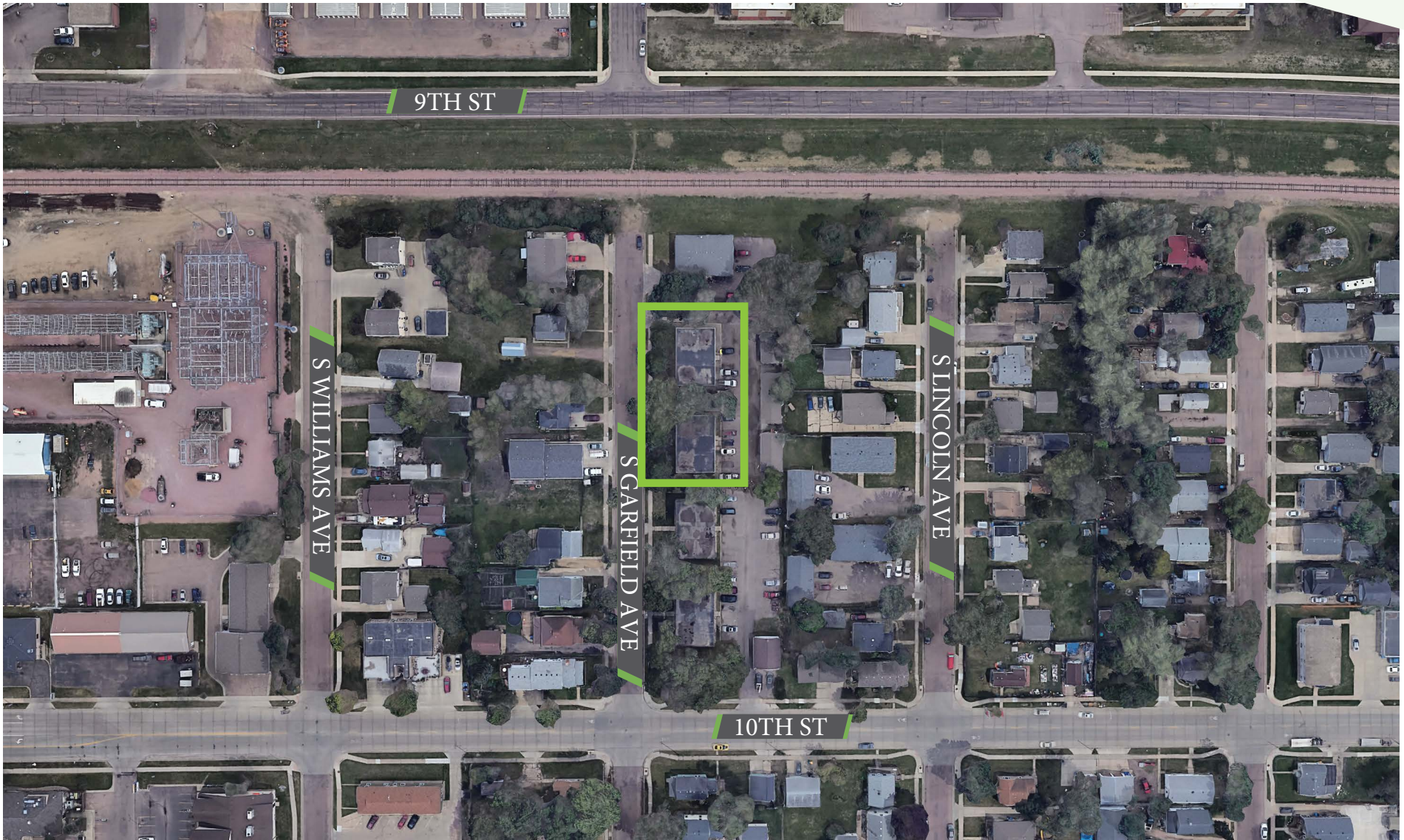
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Site Plan

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Property Photos

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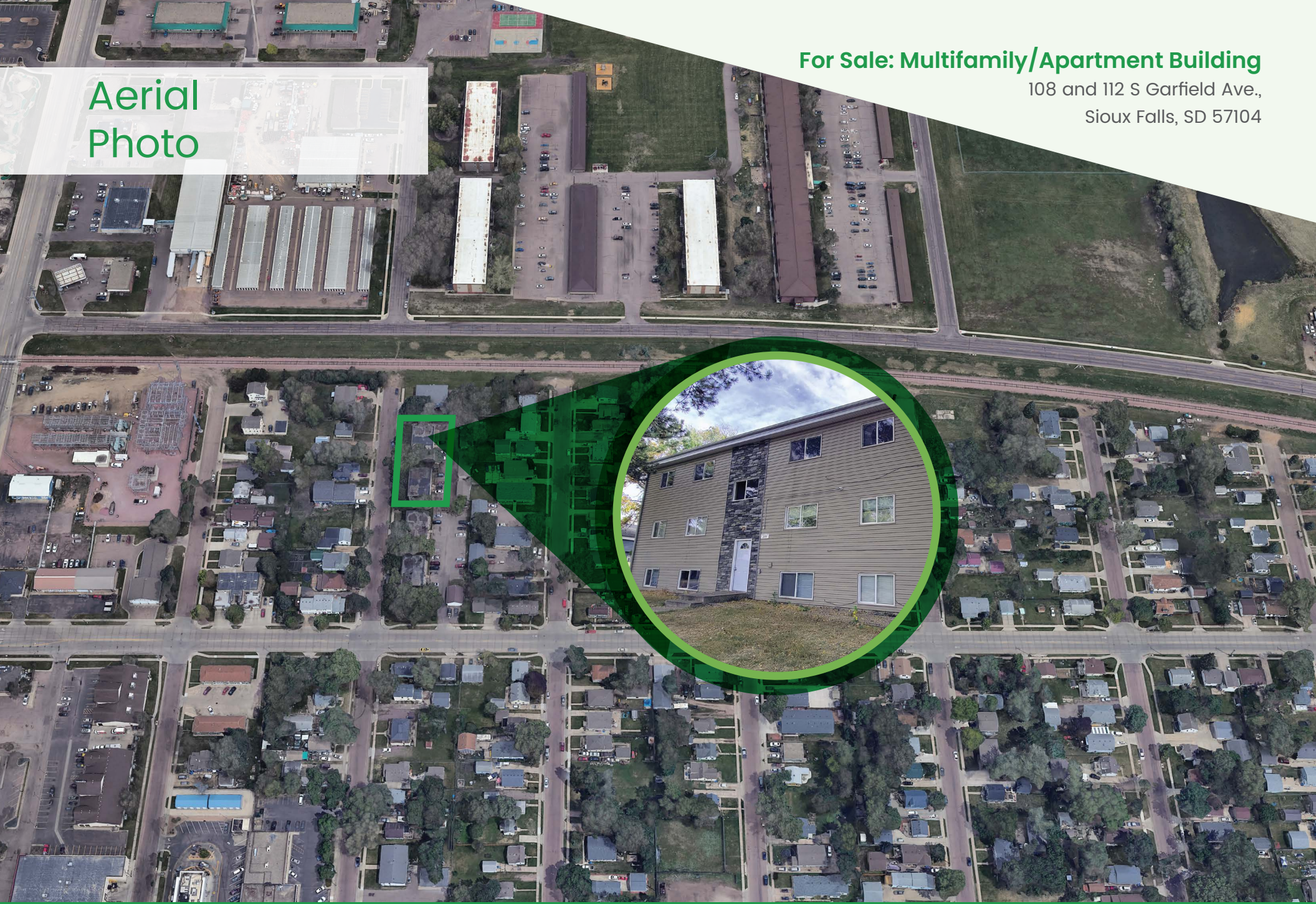
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**Aerial
Photo**



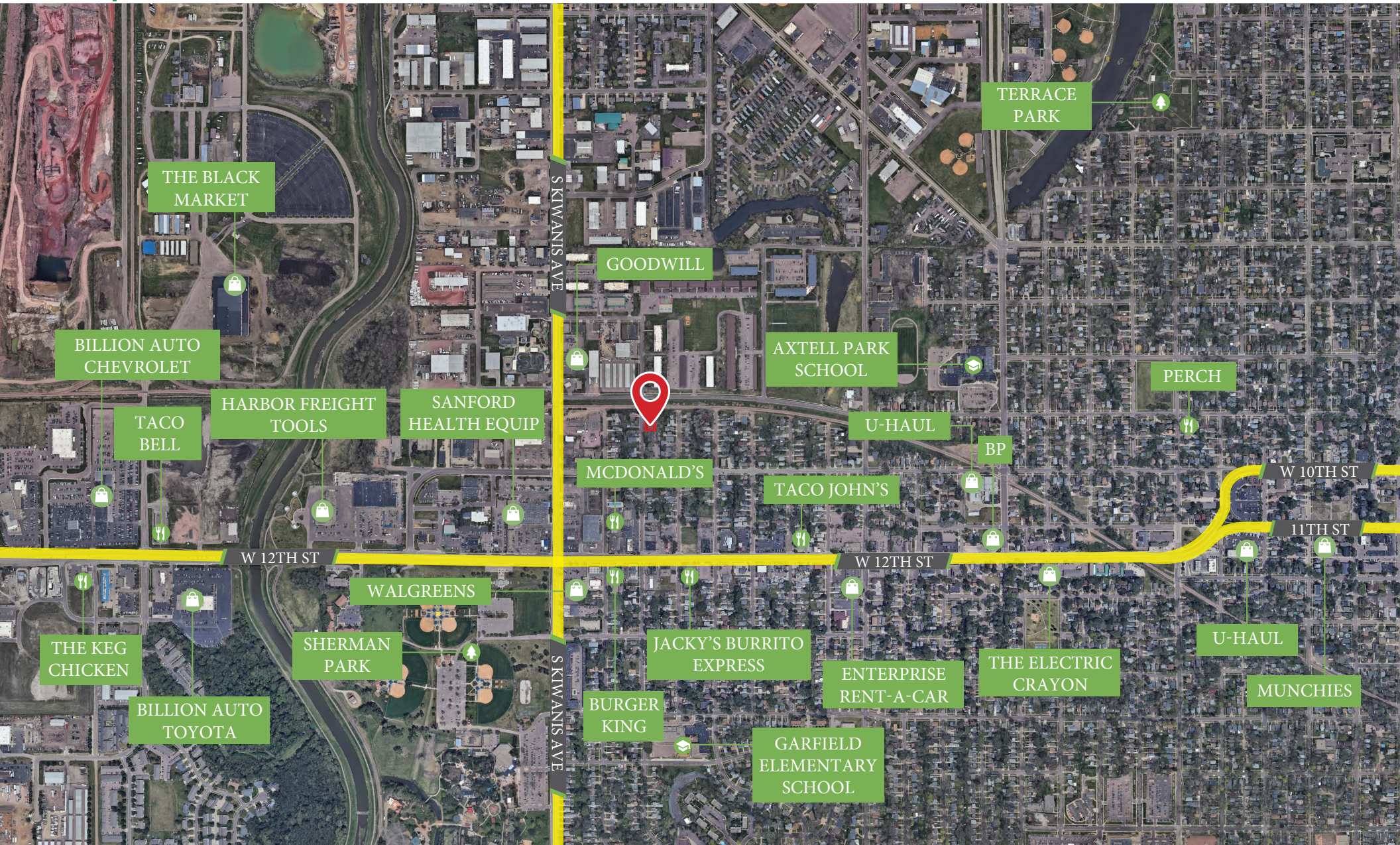
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Market Overview Map

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