

VANTIS

COMMERCIAL REAL ESTATE



FOR SALE/LEASE

3400 S. Holbrook Avenue

Sioux Falls, SD 57106

OFFERING MEMORANDUM

Craig Hagen, CCIM, SIOR
Broker Associate
605-310-4227
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For Sale/Lease

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3400 S. Holbrook Avenue
Sioux Falls, SD 57106

Property Details

Size: 3,185 SF
Sale Price: \$869,000.00
Lease Rate: \$21.00 PSF, NNN
Available Immediately

Highlights

- Veterinary clinic building since 2001
- Newly painted
- Located at a controlled intersection
- 17,700 VPD (2024)
- Built in 1999



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Property Photos

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Property Photos

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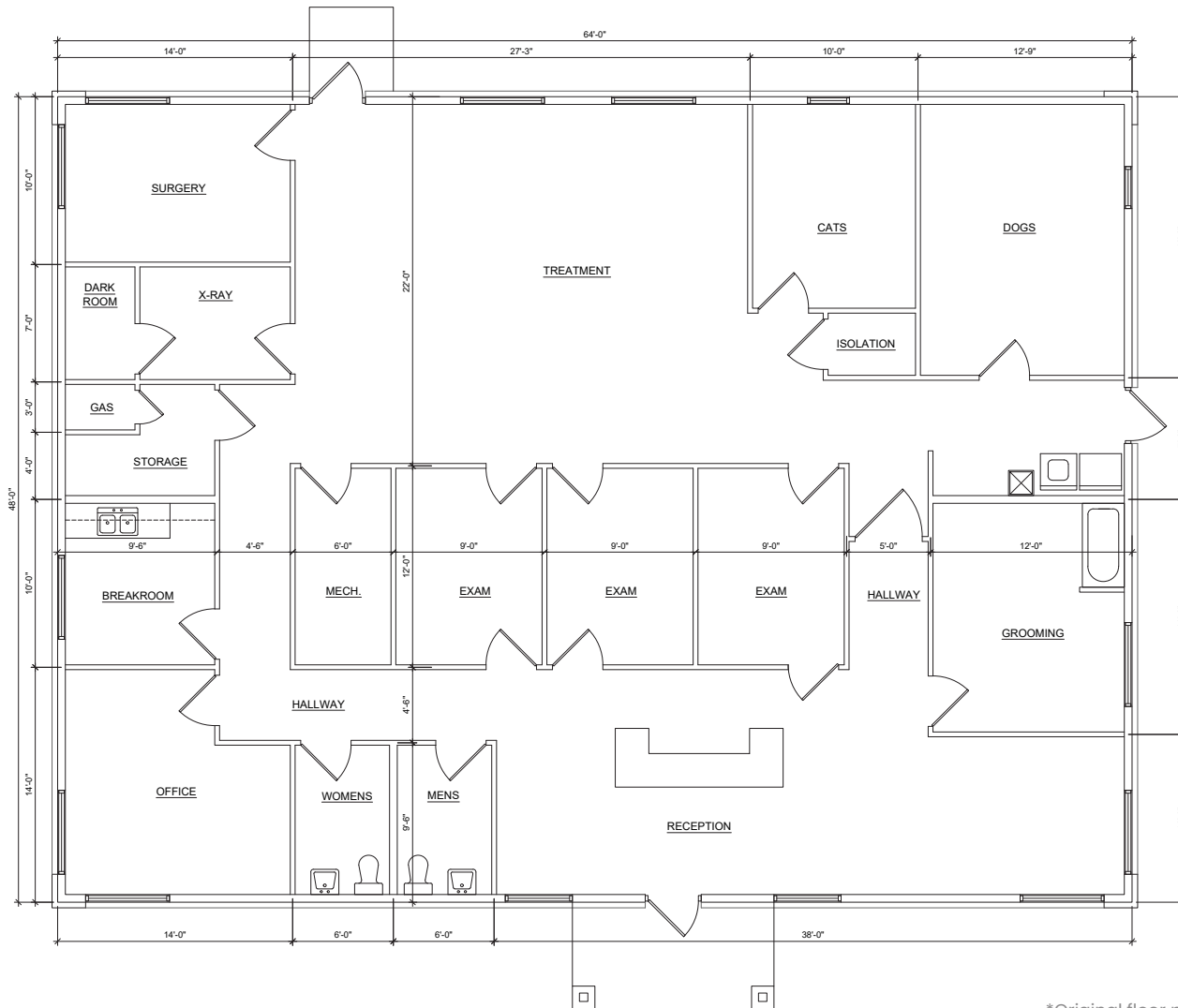
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Floor Plan

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*Original floor plan
Note: Some changes made in reception area



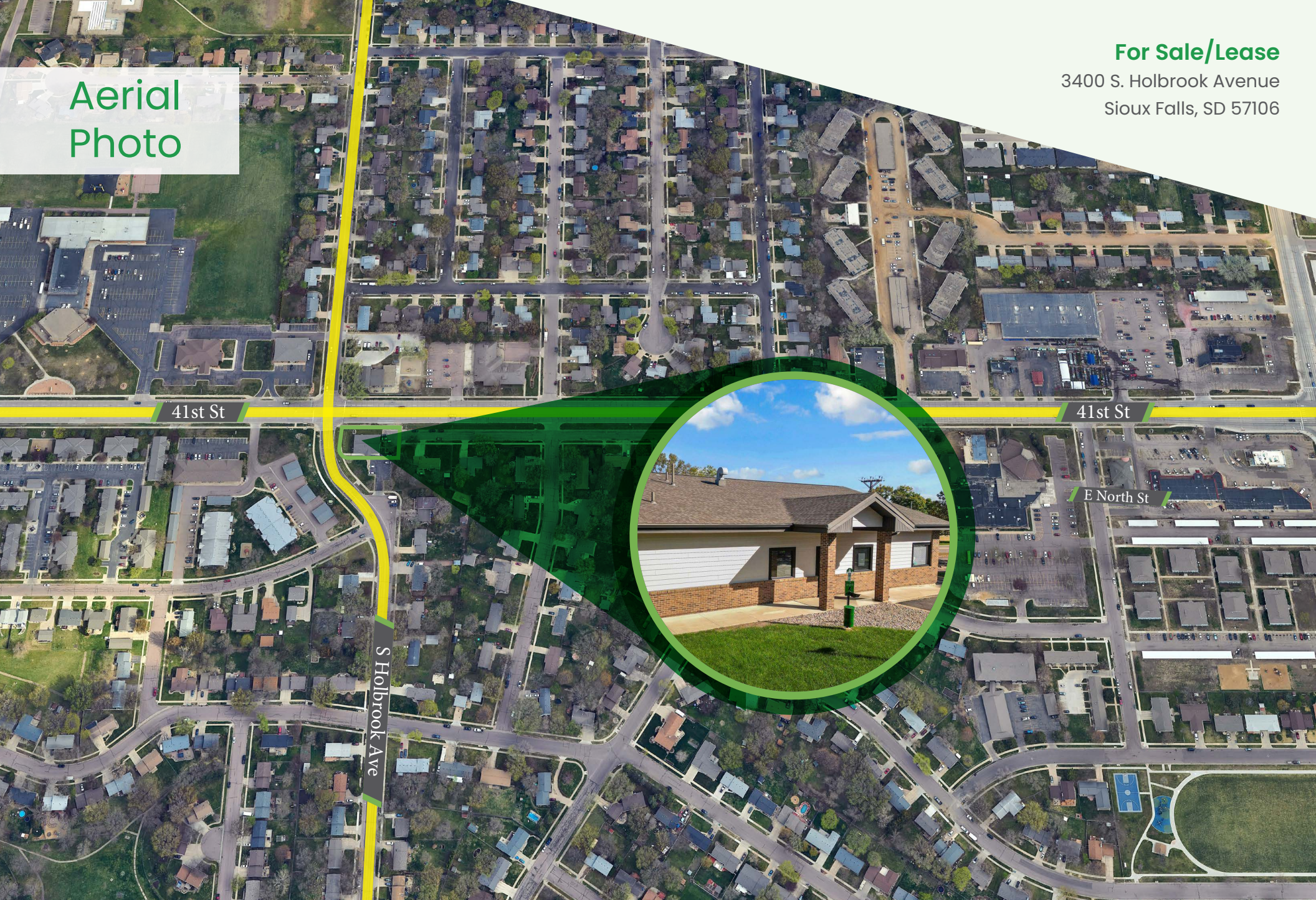
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Aerial
Photo

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Market Overview Map

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