

# VANTIS

COMMERCIAL REAL ESTATE



## Retail Property For Sale

3800 South Western Avenue

Sioux Falls, SD 57105

OFFERING MEMORANDUM

Craig Hagen, CCIM, SIOR

Broker Associate

605.310.4227

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

# For Sale

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Sioux Falls, SD 57105

### Property Highlights

Size: 4,000 SF  
Price: \$760,000.00  
Zoned: C-3 Commercial  
Year Built: 1977  
Available April 1, 2026

### Property Details

- Parking in front and rear of building (16 stalls total)
- Recent facade upgrade
- Located near the intersection of 49th and Western
- 18,400 VPD
- Convenient access to I-29 and I-229
- Area neighbors include Scheels, Runnings, All Day Café, Costco, Culligan, Oxbow Park and Yankton Trail Park.
- Security Cameras



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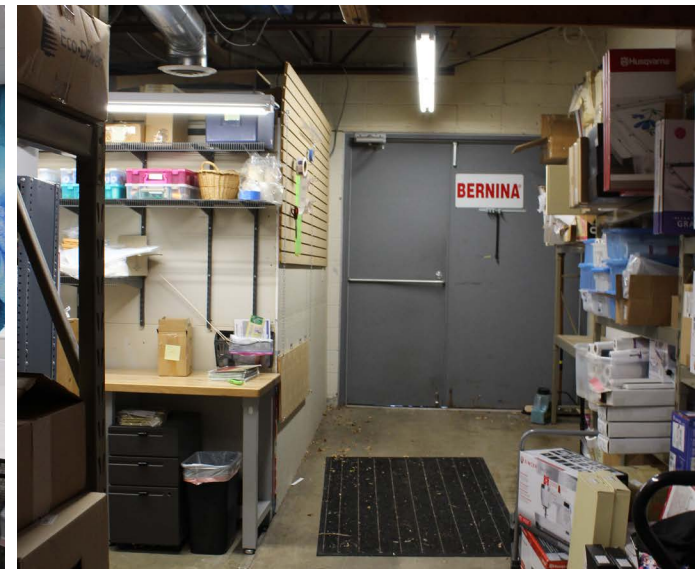
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# Property Photos

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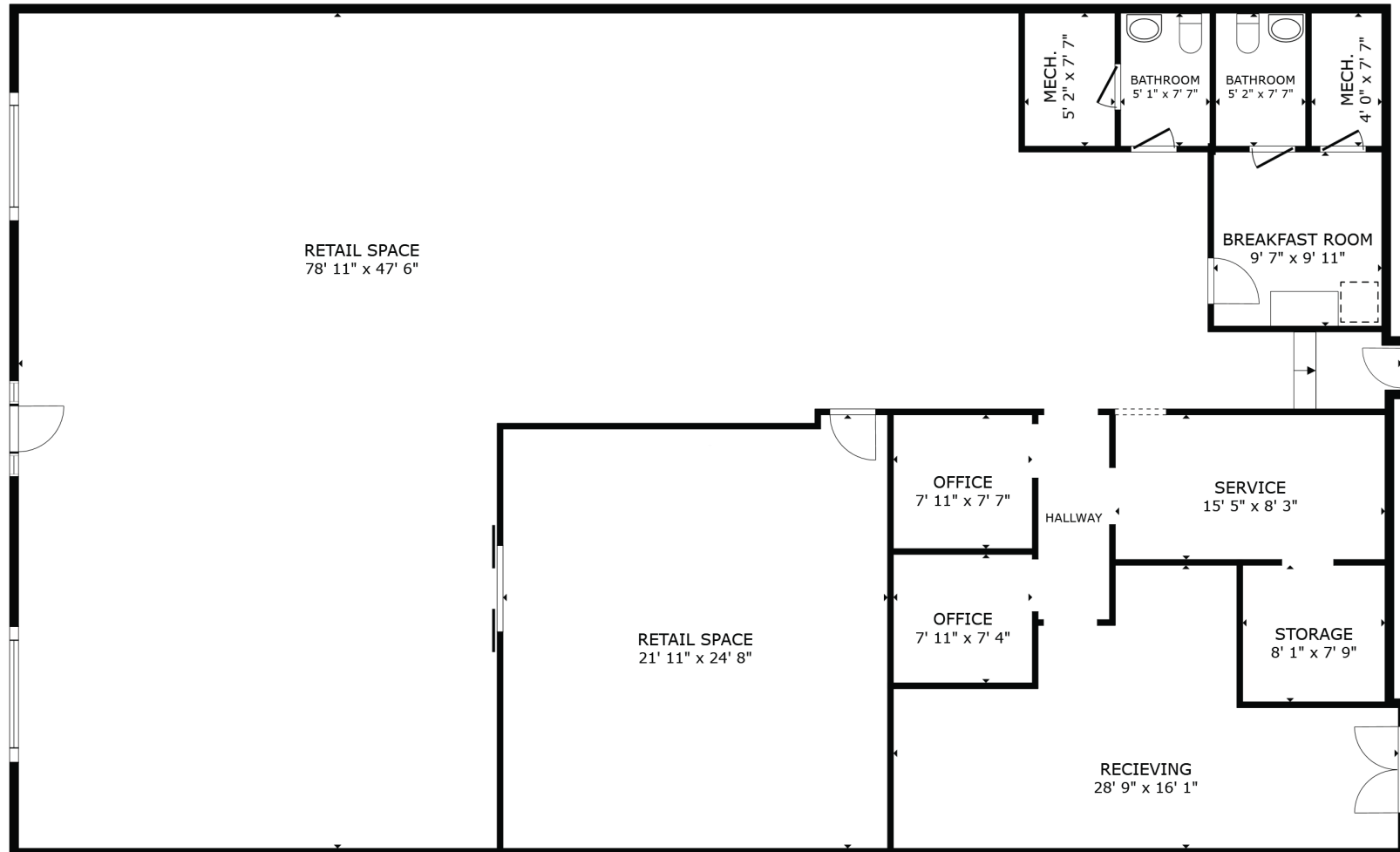
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# Floor Plan

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# Property Outline

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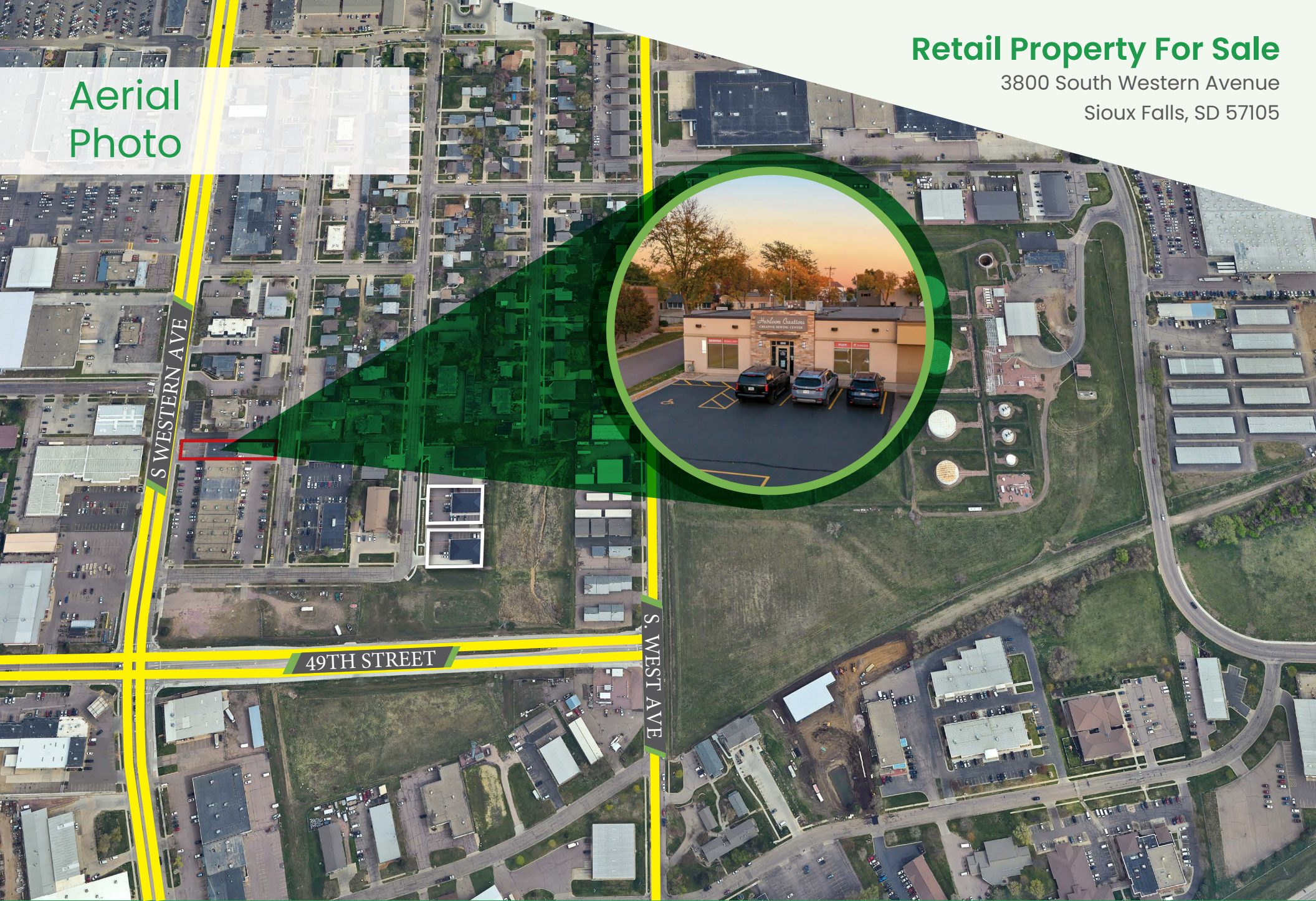
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Aerial  
Photo

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**Dakota BUSINESS Finance (SBA Certified Development Company)**  
**SBA 504 Program<sup>1</sup>**



Jason Forbes  
 VP, Loan Officer  
 605-681-6001  
[Jason@dakotabusinessfinance.com](mailto:Jason@dakotabusinessfinance.com)

*3800 S Western Avenue, Sioux Falls*

[Click Here to Apply](#)

Learn more:  
  
 INSPIRATION FROM YOU. SMALL BUSINESS FINANCING FROM US.

Purchase Land	\$0.00	<i>From appraisal details</i>	
Renovations already completed	\$0.00		
Purchase Land & Building	\$795,000.00	<i>Listing Price</i>	<b>Project Name</b> 3800 S Western Avenue, Sioux Falls
New Construction/Remodeling	\$0.00		
Qualified Debt Refinance: Total	\$0.00		
Includes: Bank Loan + Prepayment	\$0.00		<b>Contact</b>
Includes: SBA 504 + Prepayment	\$0.00		Craig Hagen
Includes: PIP Financing	\$0.00		605.310.4227
Purchase/Install Equipment	\$0.00	<i>Quote</i>	
Purchase/Install Fixtures	\$0.00		
Other: Cash- Out (Eligible Business Expense)	\$0.00		
Other: Professional Fees	\$11,000.00		
Includes: Appraisal	\$3,000.00	<i>Estimated</i>	
Includes: Title Work, Closing, Filing Fees	\$1,000.00	<i>Estimated</i>	
Includes: Environmental	\$500.00	<i>RSRA (additional fees if a Phase 1 study is necessary)</i>	
Includes: Bank Interim Loan Fees	\$2,100.00	<i>Currently includes only the recoup of the TPL fee charged by SBA to bank</i>	
Includes: Survey	\$500.00	<i>Estimated</i>	
Includes: Construction Contingency	\$0.00	<i>10% Construction Contingency</i>	
Includes: Interim Interest	\$3,900.00	<i>Construction/Interim interest</i>	
<b>Total Project Size</b>	<b>\$806,000.00</b>		

	%	Amount	
Owner's Equity Contribution <sup>2</sup>	10%	\$80,600.00	
Bank	50%	\$403,000.00	
Dakota BUSINESS Finance	40%	\$322,400.00	
<b>Base Loan Amount</b>	100%	\$806,000.00	
	Bank	Dakota BUSINESS Finance	Total
Base Loan Amount	\$403,000.00	\$322,400.00	\$725,400.00
Interest Rate <sup>3</sup>	7.000%	5.860%	
Term	10	Fixed 25-Year	
Years Amortized	25	25	
Bank Points <sup>5</sup>	TBD		
SBA / CDC Closing Fees		\$10,890.00	\$10,890.00
Total Fees		\$10,890.00	\$10,890.00
Balance to Borrower		\$710.00	\$710.00
<b>Total Loan Amount (with Fees)<sup>6</sup></b>	<b>\$403,000.00</b>	<b>\$334,000.00</b>	<b>\$737,000.00</b>
Monthly Payment (Principal + Interest) <sup>4</sup>	\$2,848.32	\$2,123.47	\$4,971.79
Annual Debt Service (Principal + Interest)	\$34,179.84	\$25,481.69	\$59,661.53
Equity Contribution			\$80,600.00
Loan Fees Not Financed	TBD		\$0.00
<b>First Year Cash Outlay</b>			<b>\$140,261.53</b>
Total Principal and Interest (Life of Loan) plus Down Payment & Fees			\$1,491,538.28

Anticipated Appraisal Requirement

\$806,000.00

**Supplementary Information**

**Breakdown of Estimated Interest (Total Project) for first five years**

Year	Bank	Dakota BUSINESS Finance		Total
Year 1	\$28,014.69	\$19,411.07		\$47,425.77
Year 2	\$27,569.01	\$19,045.62		\$46,614.64
Year 3	\$27,091.12	\$18,658.17		\$45,749.29
Year 4	\$26,578.67	\$18,247.40		\$44,826.07
Year 5	\$26,029.18	\$17,811.90		\$43,841.08

**Estimated Prepayment Penalty**

Year	Prorated Decline	Penalty	Remaining Principal	Estimated Prepayment Penalty
Year 1	100%	4.86%	327,929.38	\$15,937.37
Year 2	90%	4.37%	321,493.32	\$14,062.12
Year 3	80%	3.89%	314,669.81	\$12,234.36
Year 4	70%	3.40%	307,435.52	\$10,458.96
Year 5	60%	2.92%	299,765.72	\$8,741.17
Year 6	50%	2.43%	291,634.21	\$7,086.71
Year 7	40%	1.94%	283,013.19	\$5,501.78
Year 8	30%	1.46%	273,873.18	\$3,993.07
Year 9	20%	0.97%	264,182.94	\$2,567.86
Year 10	10%	0.49%	253,909.35	\$1,234.00

**Notes**

- This information does not represent an intent by Dakota BUSINESS Finance (CDC), the Small Business Administration (SBA) or the Bank to provide financing. Information is estimated and for illustrative purposes only. Financing rates, terms, and fees will vary. Loan approval contingent upon meeting bank/SBA/CDC underwriting requirements and meeting program eligibility.
- Down Payment for the SBA 504 Loan Program is typically 10%. An additional 5% equity injection is required for new businesses (less than 2 years old) and/or an additional 5% if the building is classified as "single purpose" as determined by SBA.
- Bank's Interest Rate estimated at 7.00%. SBA 504 Rate determined after closing loan depending on the month the debenture is funded. 25-Year loans funded in November at 5.86%. A list of historical rates is available at [www.dakotaBUSINESSfinance.com](http://www.dakotaBUSINESSfinance.com)
- Monthly Payment for 504 portion of the loan decreases every 5 years as the on-going servicing fees (calculated as part of the loan's overall effective rate) adjusts downward every 5 years.
- Points (Bank Fees) paid in cash at closing. Not included in estimated loan amounts.

**Benefits of SBA 504 Program**

- \* 25 Year Fixed Rate Financing on SBA Portion of the Loan \*
- \* Below Market Interest Rate on SBA 504 Portion of the Loan \*
- \* Option for 10% Down Payment Preserves Cash and Working Capital for Business & Borrower<sup>2</sup> \*
- \* Collateral Generally Limited to Project Property \*

**LENDER CERTIFICATION**

I hereby certify that I have read and fully understand this financing summary. I understand that this is only an estimate of the financing package and that rates, terms and amounts are subject to change. I understand that the SBA's rate for the 504 loan will not be set until after closing the SBA loan and funding the debenture. I also understand that the bank will be responsible for a third-party lender fee as part of its participation in this project equal to 1/2% of the bank's permanent loan. This fee will be due payable to SBA's servicing agent upon closing the SBA loan and will total approximately:

**\$2,015.00**

I also understand that the issuance of this financing summary does not represent an official action of approval by SBA to participate in this project.

\_\_\_\_\_  
Lender Name

\_\_\_\_\_  
Bank

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature