

VANTIS

COMMERCIAL REAL ESTATE



Classroom Property For Sale

4020 South Hawthorne Avenue

Sioux Falls, SD 57105

OFFERING MEMORANDUM

Craig Hagen, CCIM, SIOR
Broker Associate
605.310.4227

craig@vantiscommercial.com

For Sale

Classroom Property For Sale

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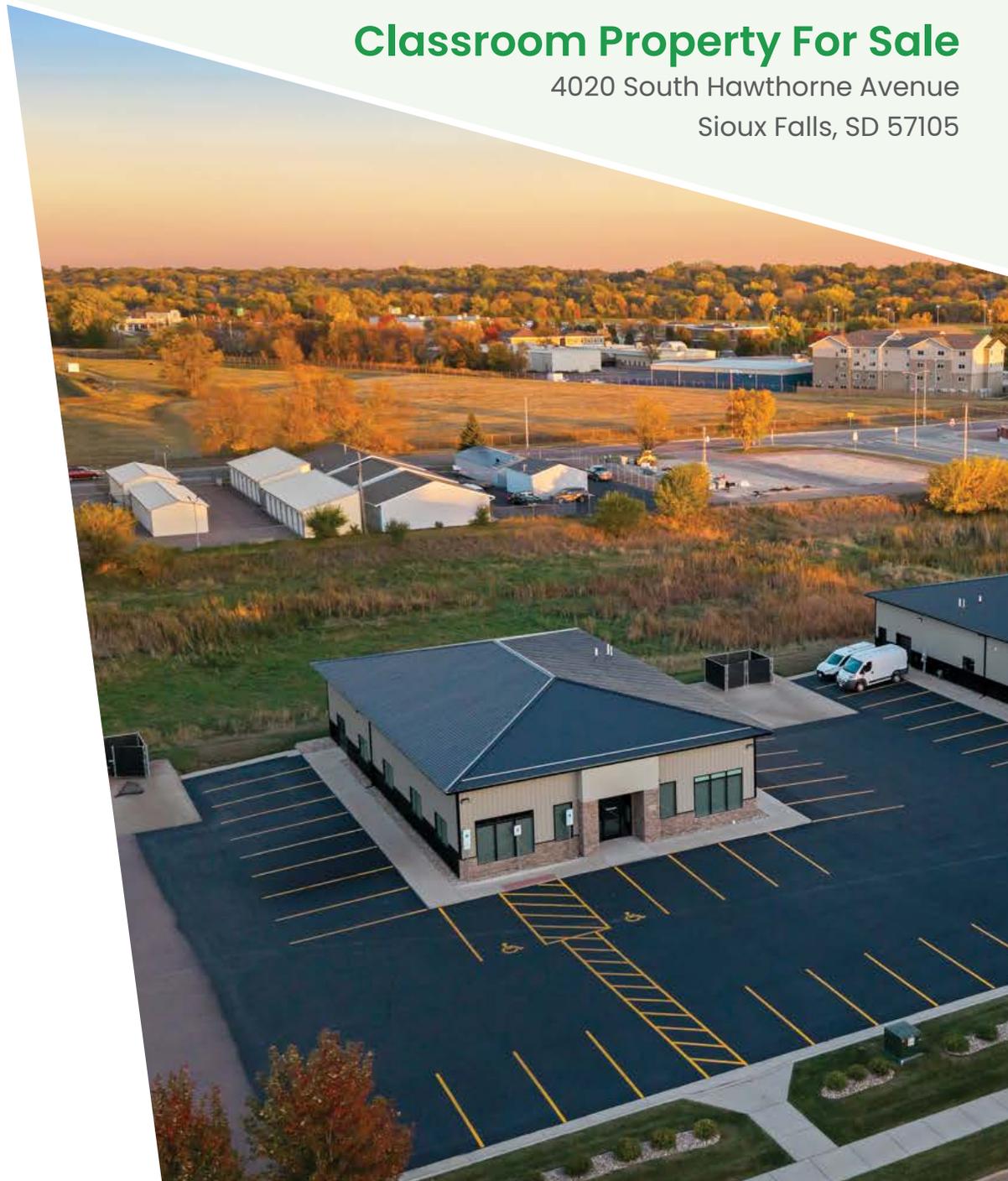
Sioux Falls, SD 57105

Property Highlights

Size: 3,995 SF
Price: \$849,000.00
Zoned: Office
Year Built: 2020

Property Details

- The classroom area is about 2,925sq.ft. With approx. 12' ceiling height
- One 6'x7' OH door
- One exterior double door
- Space includes large classroom, one (1) private office, breakroom, and two (2) restrooms
- Convenient access to I-29 and I-229
- Security cameras
- Low maintenance exterior/roof
- Area neighbors include Scheels, Runnings, All Day Café, Costco, Culligan, Oxbow Park and Yankton Trail Park.



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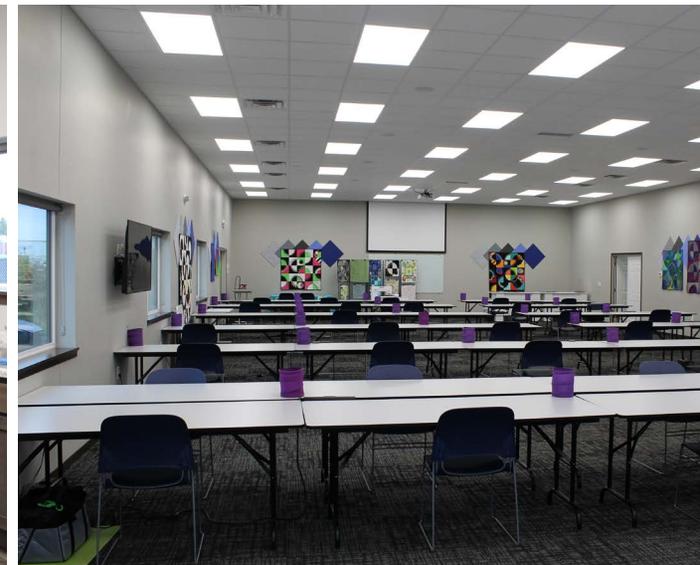
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Property Photos

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Building Elevations

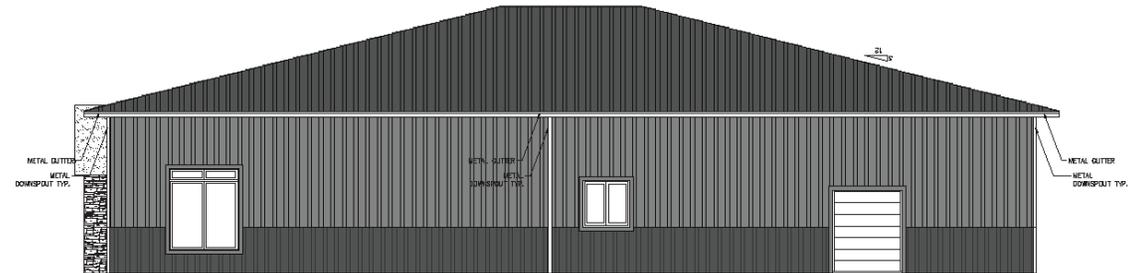
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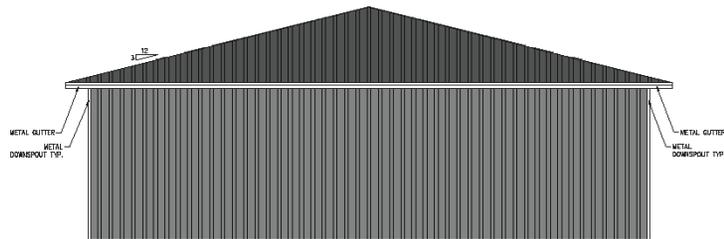
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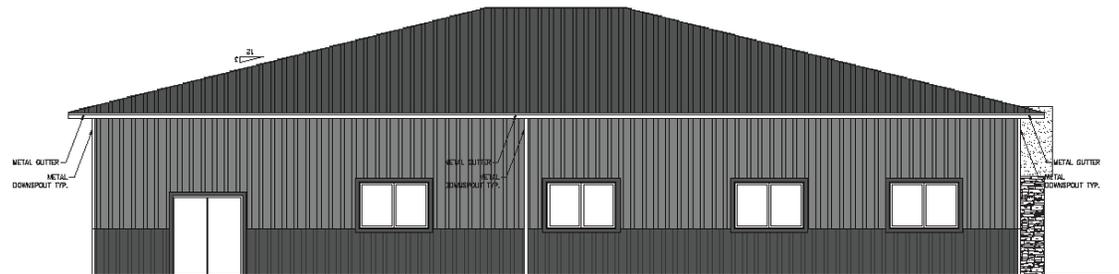
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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Property Outline

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Aerial
Photo

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S WESTERN AVE

S. WEST AVE

49TH STREET



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Market Overview Map

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