

VANTIS

COMMERCIAL REAL ESTATE



For Sale

3900 W 41st ST

Sioux Falls, SD 57106

OFFERING MEMORANDUM

Tom Van Ginkel
Broker Associate
605-321-8215

Tom@vantiscommercial.com

For Sale

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3900 W 41st St
Sioux Falls, SD 57106

Property Highlights

Price: \$1,300,000.00
Lease Terms: Gross Plus Utilities

Property Details

- Building 1: 1,768 SF built in 1976 (single tenant stand-alone)
- Building 2: 3,909 SF built in 1985 (three tenant strip)
- Lot Size: 20,575 SF
- Strongest retail corridor in the state
- Located on a signalized intersection
- 2 41st ST Pylon signage
- 29,600 VPD
- Contact broker for financials
- 1 vacancy

Area Neighbors

- Chick-fil-A
- McDonalds
- Crumbl Cookies
- Chili's Grille and Bar
- Petsmart
- Barnes & Noble
- Aldi
- Menards
- Raising Cane's coming soon!
- Petco
- Subway
- Chick fil A
- Fazoli's
- Chipotle
- TJ Maxx
- Red Lobster
- Springhill Suites
- Guitar Center



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Stand-alone Building

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Aerial
Photo

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41ST STREET

LOUISE AVE



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Market Overview Map

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