

**BISON TRAIL OFFICE BUILDING
3240 EAST BISON TRAIL
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

**FOR SALE / FOR LEASE
OFFICE BUILDING – SOUTHEAST SIOUX FALLS**

We open doors.



PROPERTY FEATURES:

- **3,047 SF**
- **For Lease: \$15.00/SF NNN**
For Sale: \$609,400.00 (\$200.00/SF)
- To be constructed office building located near 69th Street and Southeastern Avenue in growing southeast Sioux Falls.
- Common area restrooms and conference room.
- Flexible floorplan to meet tenant needs.
- Easy access to southeastern Sioux Falls and 69th Street.
- Neighboring business included Great Life, Wings Gymnastics, Southeastern Dental, and Harrisburg Horizon Elementary.
- Available Spring 2019.
- Perfect for owner-occupant with rental income.

For More Information, Please Contact:

REGGIE KUIPERS, SIOR
reggie@benderco.com
(605) 782-1663

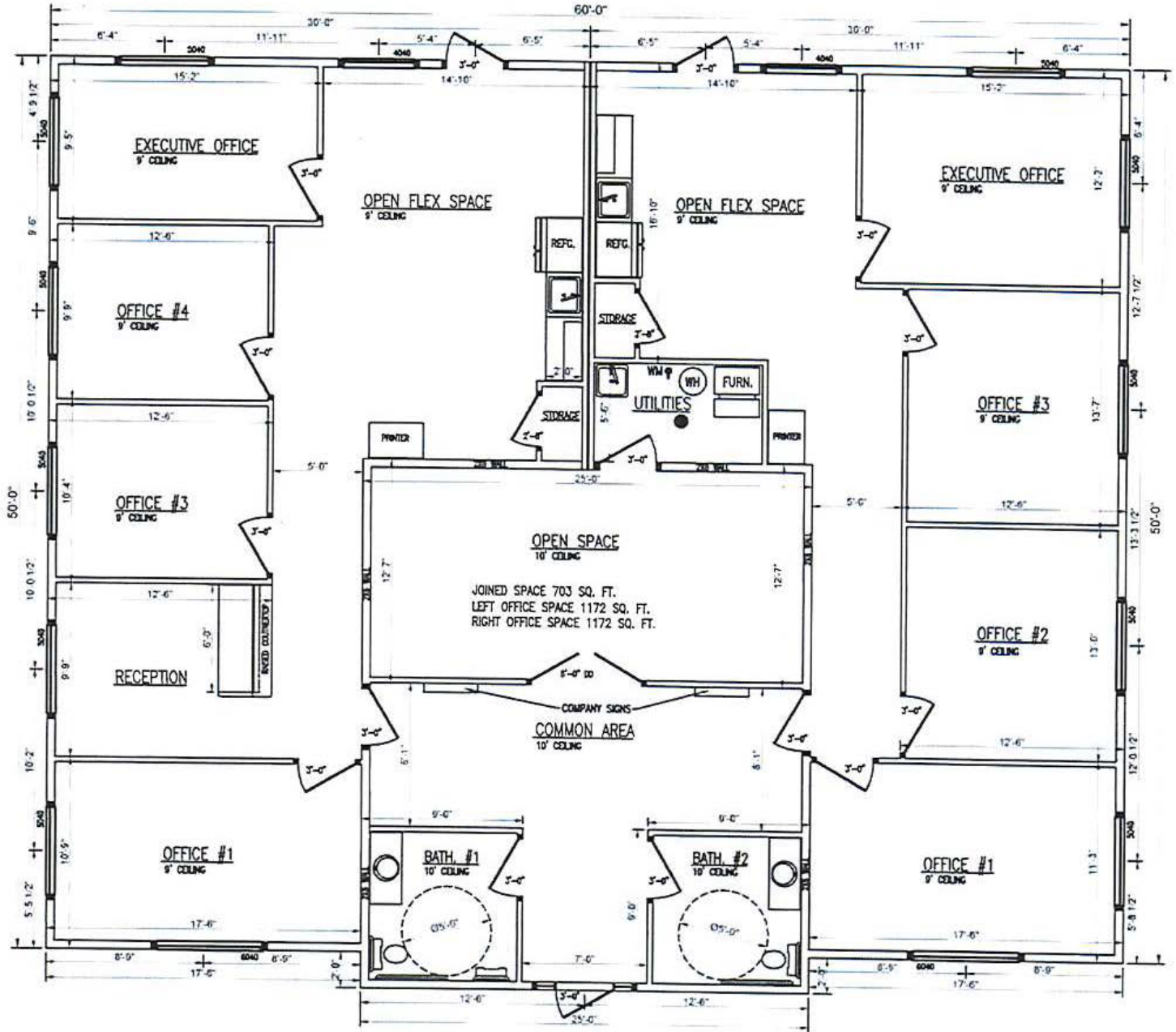


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PROPERTY LOCATION

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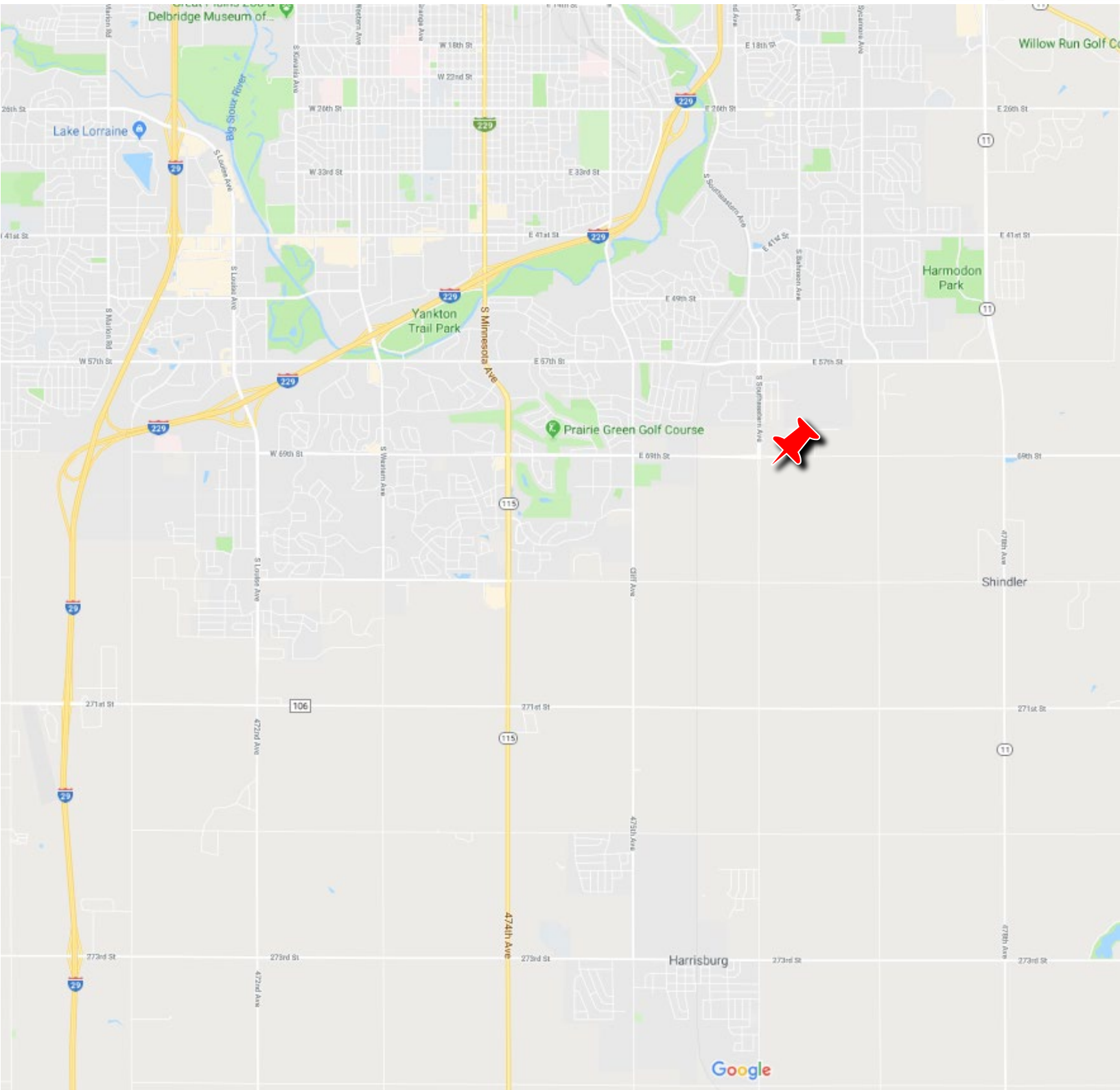


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