

BEACH PAY BUILDING
120 & 122 SOUTH PHILLIPS AVENUE
SIOUX FALLS, SD

Real Estate Services

Bender
COMMERCIAL

FOR SALE

RETAIL/OFFICE BUILDING – DOWNTOWN SIOUX FALLS

We open doors.



PROPERTY FEATURES:

- **Building Size: 22,617 rentable square feet**
- **Lot Size: 13,200 sq. ft.**
- **\$1,975,000.00 (\$87.32/sq. ft.)**
- Prominent Downtown Office/Retail Building.
- Multi-tenant building with an elevator.
- Located in the heart of downtown Sioux Falls close to restaurants and shopping.
- Tenants include Bender Midwest Properties, Half-Baked, 605 Running, Urban Archeology, Elegethun Capital, Malone Capital, Bender Commercial Real Estate Services.
- Sale Price represents a 8.09% cap rate.
- Contact Agent for financial information.
- *Owner is a South Dakota licensed real estate broker.*

For More Information, Please Contact:

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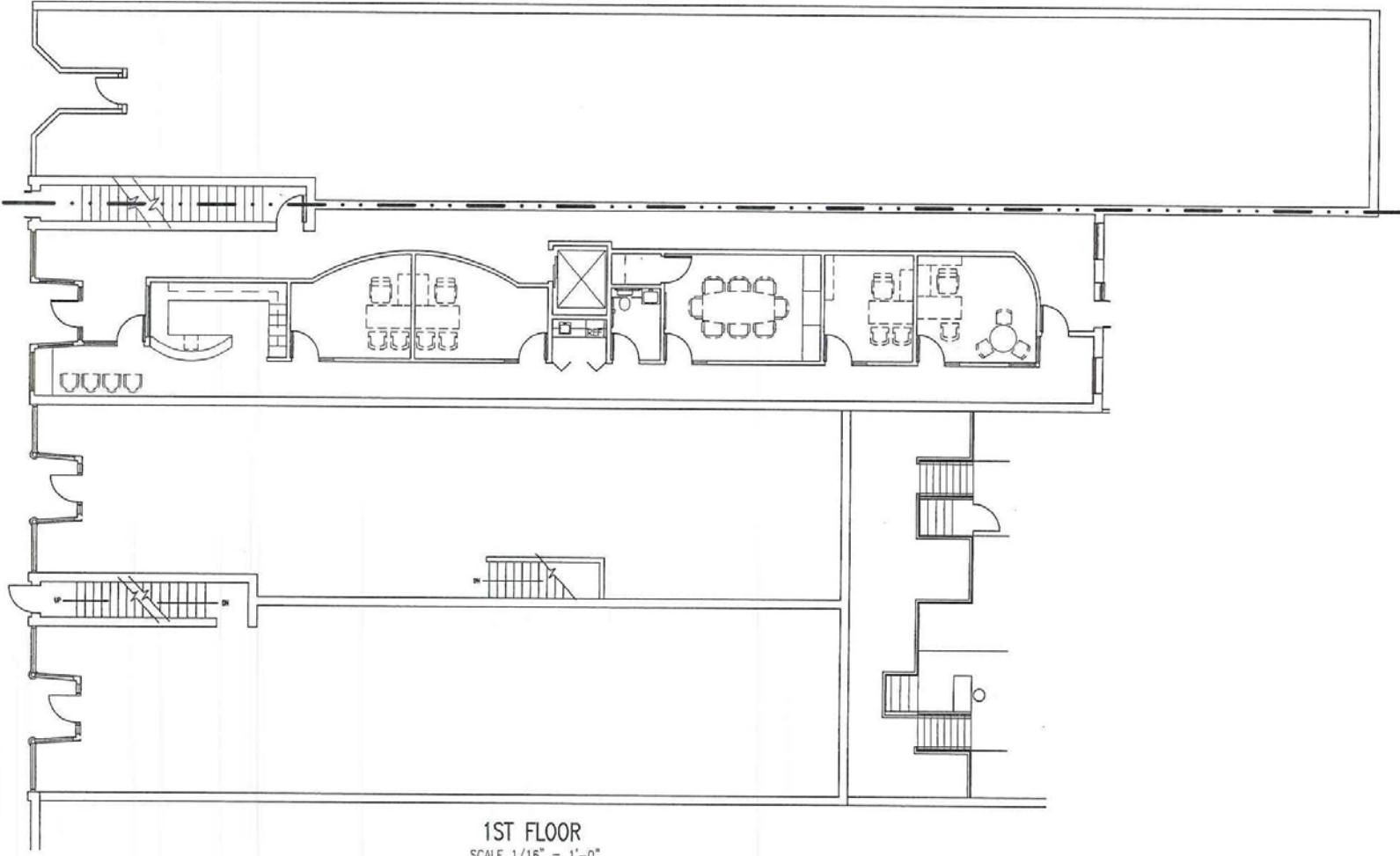
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FIRST FLOOR

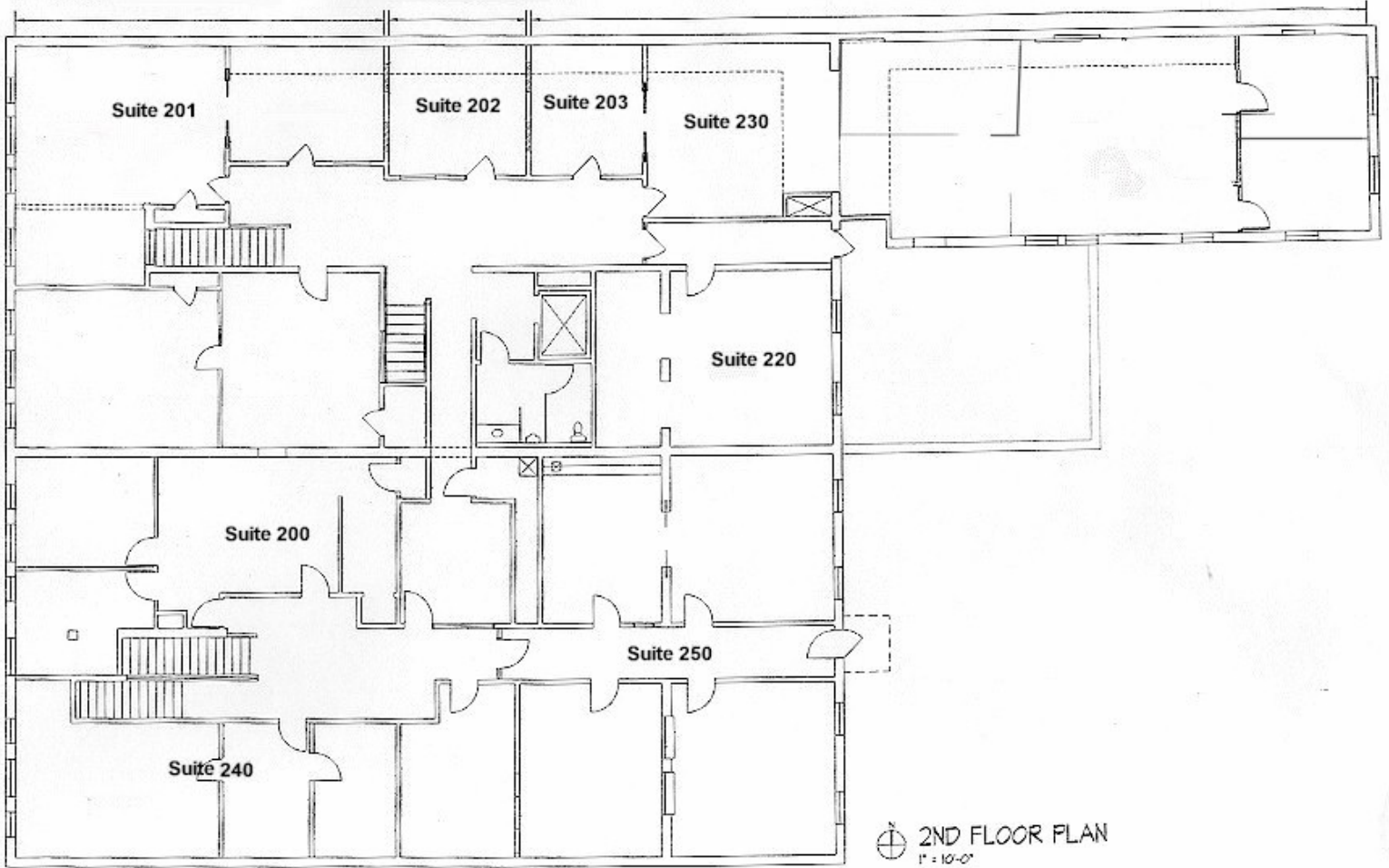
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1ST FLOOR
SCALE 1/16" = 1'-0"

SECOND FLOOR

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Koch Hazard Baltzer
architecture

May 22, 2003

Second Floor Renovation
Beach Pay North Wing
Sioux Falls, South Dakota

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