



Dabbert Building

1401 & 1409 N. C Avenue, Sioux Falls, SD

Property Features

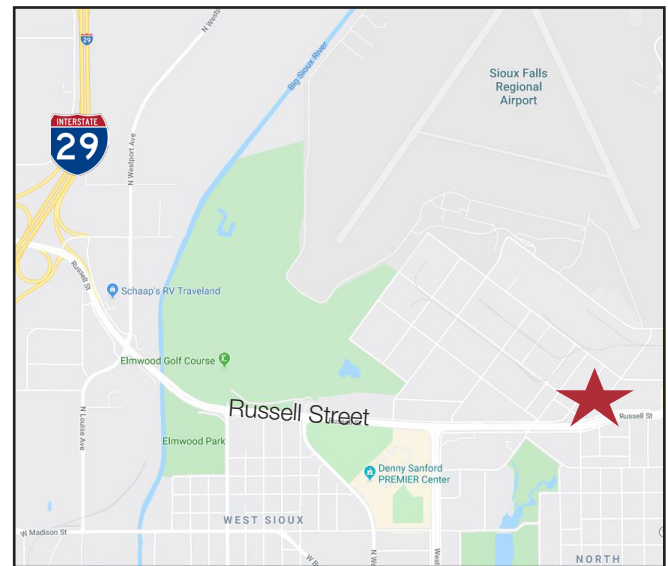
- Building size: 49,590 sq. ft.
 - Main floor office: 16,307 sq. ft.
 - 2nd floor office: 4,268 sq. ft.
 - Warehouse: 29,015 sq. ft.
- Lot size: 1.95 acres (85,000 sq. ft.)
- Year built: 1958, remodeled 2001
- Zoning: I-1
- 75 paved, on-site parking spaces

Pricing

- List price: \$3,450,000 (\$69.57/sq. ft.)
- Lease rate:
 - Warehouse: \$4.50/sq. ft. NNN
 - Office: \$9.00/sq. ft. NNN
- Estimated NNN expenses: contact broker
- 2018 Real Estate taxes: \$36,328.86

Location

- Conveniently located with easy access to I-29, Russell Street, and Minnesota Avenue
- Area neighbors include: Sioux Falls Regional Airport, Spartan Nash, Creative Surfaces, Denny



Dennis Breske

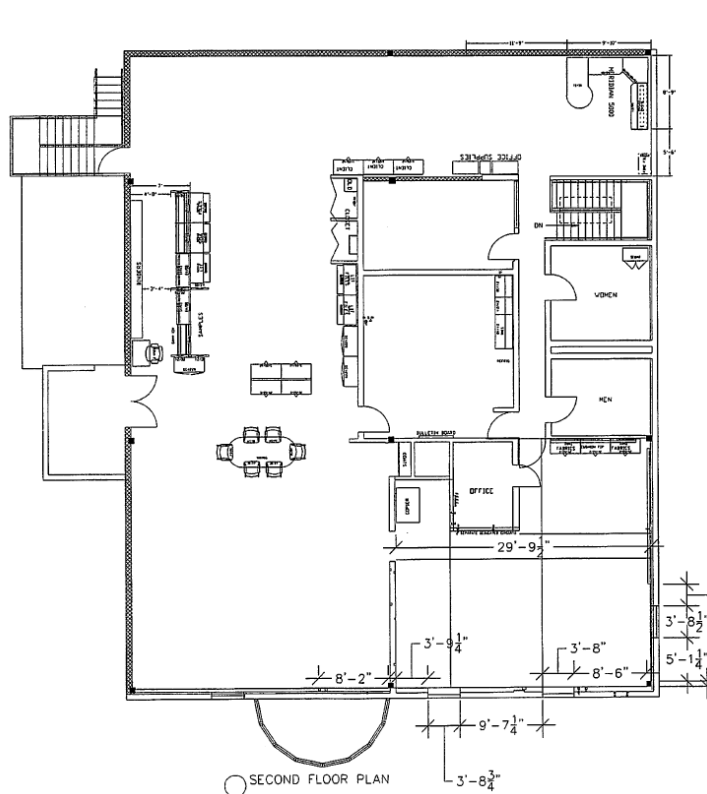
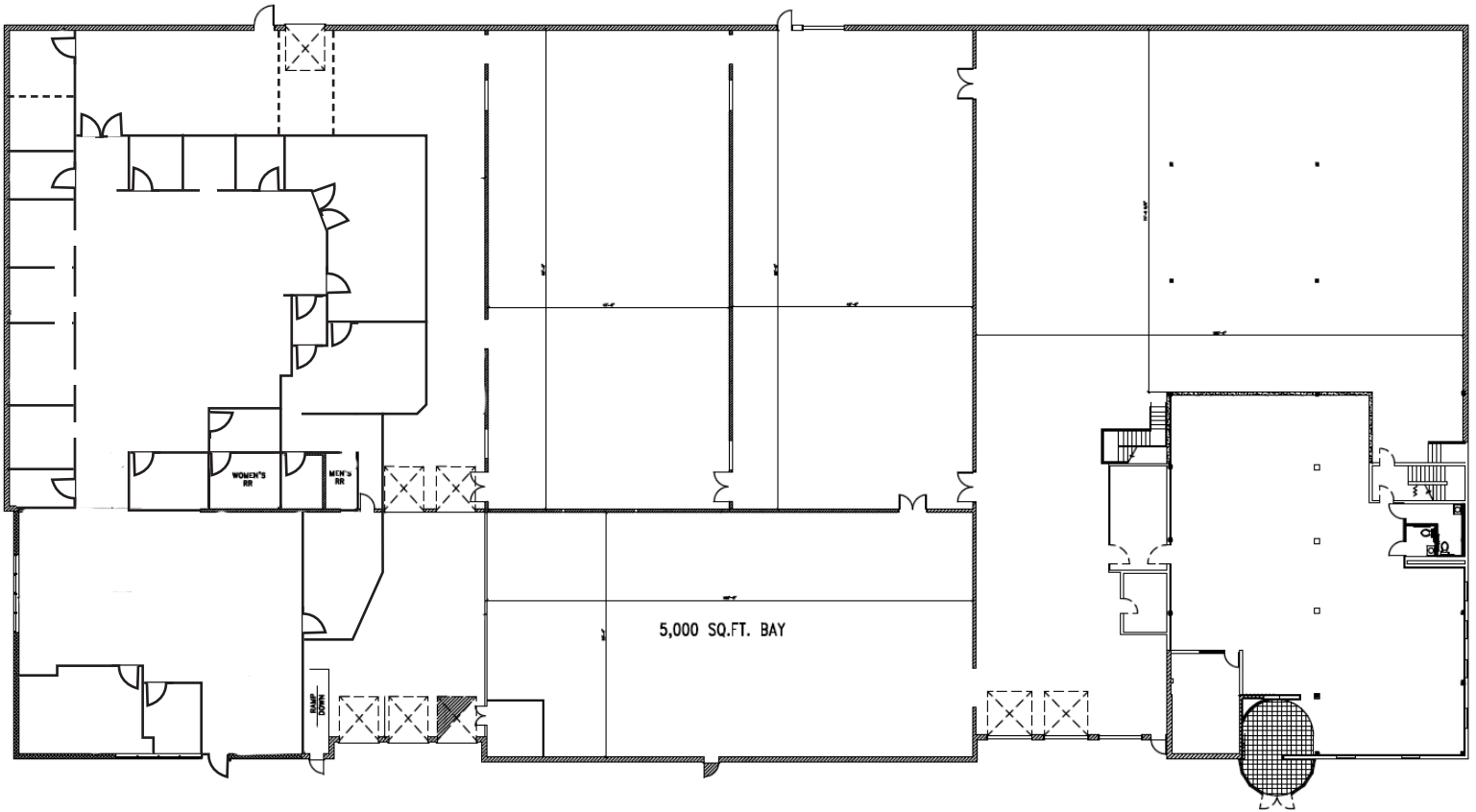
MBA, CCIM, SIOR

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Floorplan



Photos



Aerial View

