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Assam Commercial Real Estate, Inc.

530 S. Phillips Avenue
Sioux Falls, SD 57104



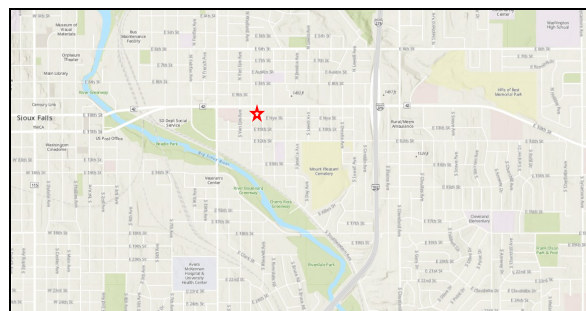
FOR LEASE: 1503 E. 10TH STREET

Property Description

Building Size: Approx. 9,000 SF
Lease Price: \$5.50 PSF
Zoning: C2
Utilities: Tenant
Terms: NNN

Overall View

Base Rent: \$4,125.00 mo
RE Taxes: \$619.07 mo
Insurance: \$151.08 mo
Pest Control: \$101.19 mo
Total: \$4,996.34 mo

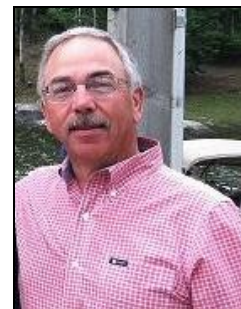


Additional Information

- Great frontage location on E. 10th Street with fantastic display windows along E. 10th Street.
- Large retail/showroom with warehouse storage.
- Pylon sign with marquee sign
- Minutes from Downtown Sioux Falls
- Easy access to Interstate 229
- 2018 Traffic volume is approximately 24,500 vehicles per day.
- Ample off street parking

**For more information
please contact:**

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President**
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South Dakota Licensed Real Estate Broker is a fractional owner

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