

FOR LEASE



TELFORD RETAIL BUILDING
1118 S. Minnesota Ave.
Sioux Falls, SD

Specs

Building Area: 1,772 Square Feet
Lease Prices: \$12.00 per sq ft
Terms: NNN; \$2.04 per sq ft
Zoning: C-2 Commercial
Year Built: 1954
Occupancy: Immediate

Features

- ➔ Prime Central Location at 20th & Minnesota!
- ➔ Corner end cap with excellent exposure!
- ➔ Competitive priced.
- ➔ Traffic Count 25,000 vehicles per day.
- ➔ Excellent signage opportunity.
- ➔ Perfect space for Office or Retail user.
- ➔ Good layout with large reception/display area, 4 private offices and sizeable back room area.

Suite Sq Ft Per Month



Neil Schmid, CCIM
Broker/Owner
neil@CirrusCommercial.com



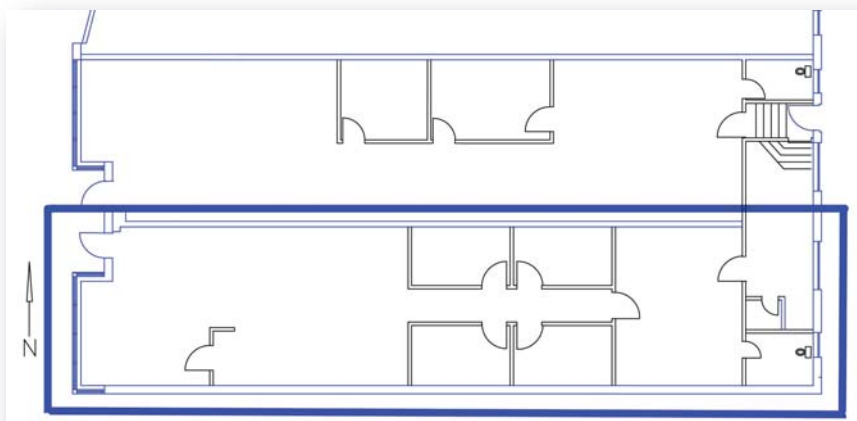
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Information Herein Deemed Reliable
But Not Guaranteed

Office: 605.271.5400 Fax: 605.271.5080



315 N. Main Ave., #307
Sioux Falls, SD 57104
www.CirrusCommercial.com



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