



**FOR LEASE/SALE:
4214 W. 38th Street
Sioux Falls, SD**



OWN YOUR OWN SPACE!

- Retail/Showroom space with warehouse space/production area in the rear. Front showroom has excellent storefront glass.
- Directly west of Menards, this property is located in the “bee hive” of retail, building products, restaurants and entertainment.
- Rear area can be used for storage or production with overhead garage door accessible from the rear drive area.
- This space gives versatile occupancy options.
- Lease this space or you can purchase the unit as a condominium.

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www.Ncommercial.com



Rate:

- \$12/Square Foot NNN
- Estimated NNN \$3.15

Size:

- 3,300 Square Feet
- Year Built 2002

Zoning:

- Commercial (C-4)

Potential Use:

- Executive Office
- Services
- Traditional Office
- Agency
- Medical Office

- Total Building Size 10,096 Square Feet
- Storage Area with Double Overhead Garage Door
- Easy Access to I-29
- Neighbors - Equity Homes & Assemblies of God Office

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Store Front



Backroom



Rear Outside Loading/Parking



Front Showroom



Inside Loading Area



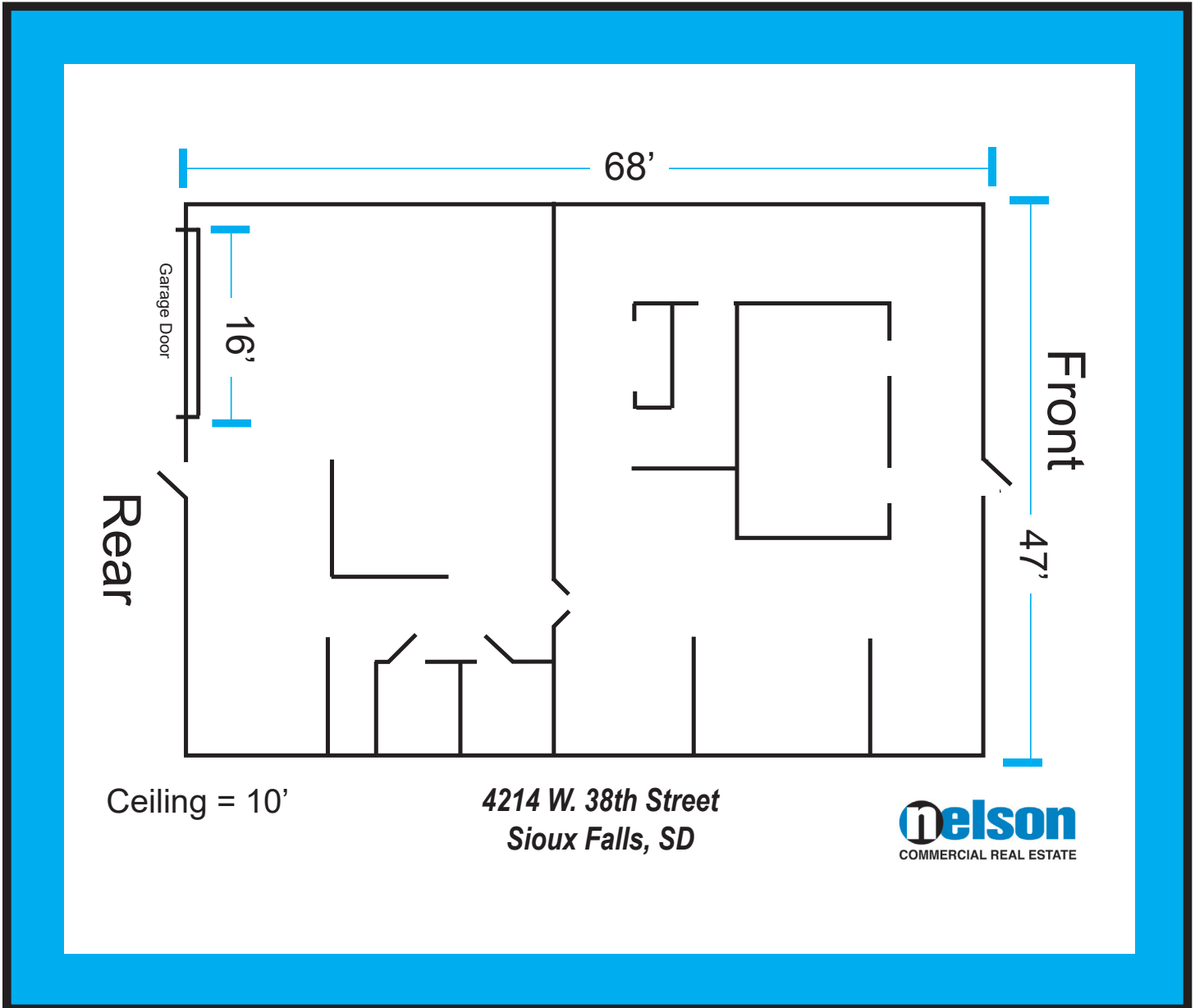
Front Showroom

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