

FOR SALE

210 N. Fairfax Avenue, Sioux Falls, SD 57103



PROPERTY OVERVIEW

DOWNTOWN WAREHOUSE SPACE

- Heated Warehouse/Storage
- Minutes away from everything in the Central Business District
- Clear height of 14 feet to the bottom of bar joists
- Over 20 feet to the roof deck
- Open floorplan easily customized
- Security system with 24 hour monitoring
- 12 foot overhead door
- Real estate taxes only \$3,145

PROPERTY DATA

PRICE:

- \$1.5-Million

SIZE:

- 14,160 Square Feet
- Year Built 1946

ZONING:

- Commercial (C-2)

POTENTIAL USE:

- Warehouse
- Car Storage
- Boat Storage
- "Man-Cave"
- Entertainment Center
- Use Your Imagination!!!

* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



Ron Nelson, CCIM

● 605.977.0778
● ron@ncommercial.com

Steve Herman

● 605.351.1960
● steve@ncommercial.com



PHOTOS

210 N. Fairfax Avenue, Sioux Falls, SD 57103



* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



Ron Nelson, CCIM

● 605.977.0778
● ron@ncommercial.com

Steve Herman

● 605.351.1960
● steve@ncommercial.com



PHOTOS

210 N. Fairfax Avenue, Sioux Falls, SD 57103



* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



Ron Nelson, CCIM

● 605.977.0778
● ron@ncommercial.com

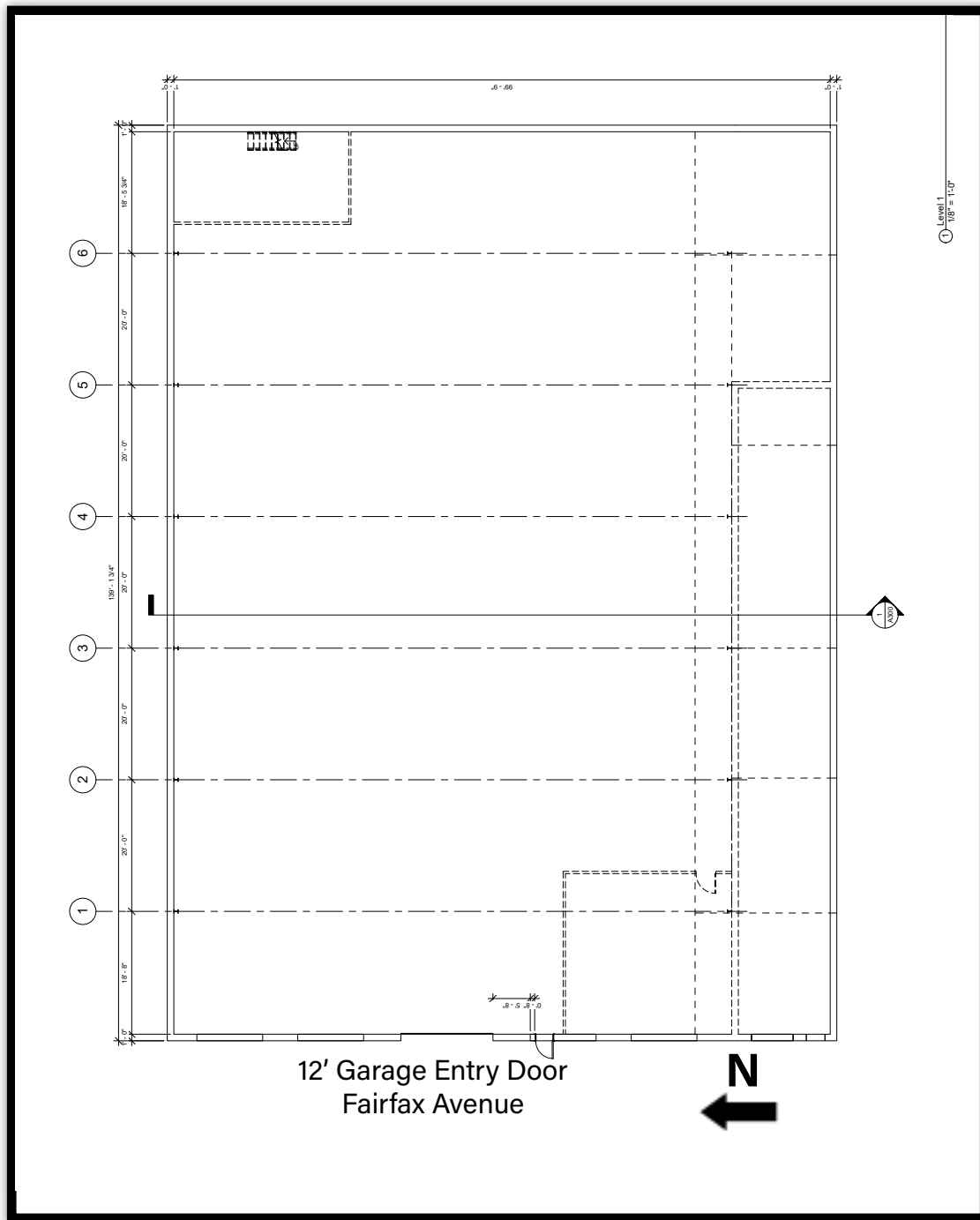
Steve Herman

● 605.351.1960
● steve@ncommercial.com



FLOOR PLAN

210 N. Fairfax Avenue, Sioux Falls, SD 57103



* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



Ron Nelson, CCIM

● 605.977.0778

● ron@ncommercial.com

Steve Herman

● 605.351.1960

● steve@ncommercial.com



SITE

210 N. Fairfax Avenue, Sioux Falls, SD 57103



* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



Ron Nelson, CCIM

● 605.977.0778
● ron@ncommercial.com

Steve Herman

● 605.351.1960
● steve@ncommercial.com



AERIAL

210 N. Fairfax Avenue, Sioux Falls, SD 57103



* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



Ron Nelson, CCIM

● 605.977.0778
● ron@ncommercial.com

Steve Herman

● 605.351.1960
● steve@ncommercial.com

