



FOR SALE : First Baptist Church Building

1401 S Covell Ave, Sioux Falls, SD 57105



PROPERTY OVERVIEW

One of the most iconic Sioux Falls buildings. This well maintained property truly has it all—packed with countless features too many to list.

4 LEVELS

Lower Level: 3500 sq. ft wide open area, divided in 2; commercial kitchen

Ground Level: 4800 sq. ft. Family Life Center/gymnasium/multipurpose space in 1991 addition; 2nd Commercial Kitchen, 5 classrooms, janitor office, open greeting/coffee area

Main Level: Sanctuary, pulpit/stage, entry Narthex - 4500 sq. ft. seating for over 350, 1000 sq. ft. beautiful intimate chapel off main entrance

2nd Level: 9 classrooms; 2 work areas; 1000 sq. ft. beautiful parlor/meeting room with adjacent/connected serving kitchenette

3rd Level: Sanctuary balcony-seating for 150; 8 spacious classrooms

4th Level: 11 classrooms in various sizes/configurations-1 with small adjacent serving kitchenette. Some rooms have attic ceilings (partial slanting) This level does not have elevator access

ADDITIONAL HIGHLIGHTS:

Newer boiler; Recent roof repairs; new sanctuary carpet; exterior painting touch-ups; asbestos removed in 1991 remodel; sprinkler system in main meeting areas; weekend overflow parking in adjacent property lots

PROPERTY DATA

ECONOMICS:

- \$4,000,000
- Based on 2021 Appraisal

SIZE:

- Building 60,418 sq. ft.
- Land: 2.0 AC - 86,962 sq. ft.

AVAILABILITY:

- Flexible

MISC:

- 4 Story building
- Elevators - ADA compliant
- Building sprinklers
- 2 commercial Kitchens
- 4 large meeting areas
- Charming courtyard
- 87 parking on-site
- overflow parking in adjacent property on weekends

* 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.



PHOTOS

1401 S Covell Ave, Sioux Falls, SD 57105



Sanctuary front to back



Main sanctuary looking back to front



View from balcony, seating for 150



Closeup of front pulpit / stage



Little Chapel just off main sanctuary, seats 80



Main Entry Narthex: sanctuary left, outside entry, Little Chapel straight

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West half of lower fellowship hall



East half of lower fellowship hall



Lower level commercial kitchen adjacent to fellowship hall



Toddler room, similar to many classrooms



Transition area from original wing to new wing, coffee area, entry to fellowship hall, South hallway entrance



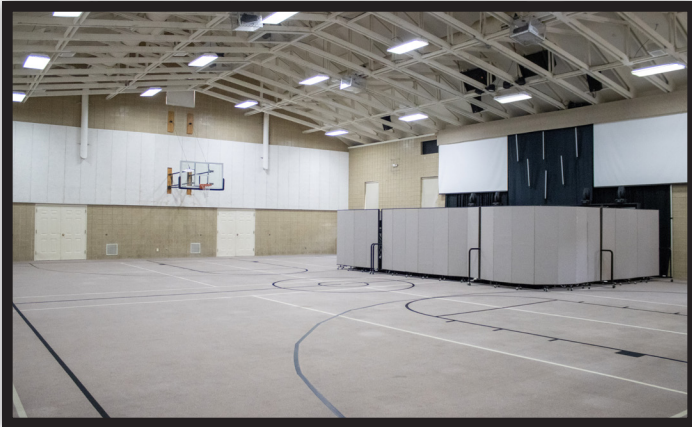
Courtyard

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PHOTOS

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Family Life Center: 1990 addition, multi-purpose room, contemporary service venue



2nd commercial kitchen off Family Life Center, serving bar on left



High School youth room



'The Parlor': popular meeting room for up to 30 with adjacent kitchenette



Outdoor kids play area



Kitchenette off 'The Parlor'

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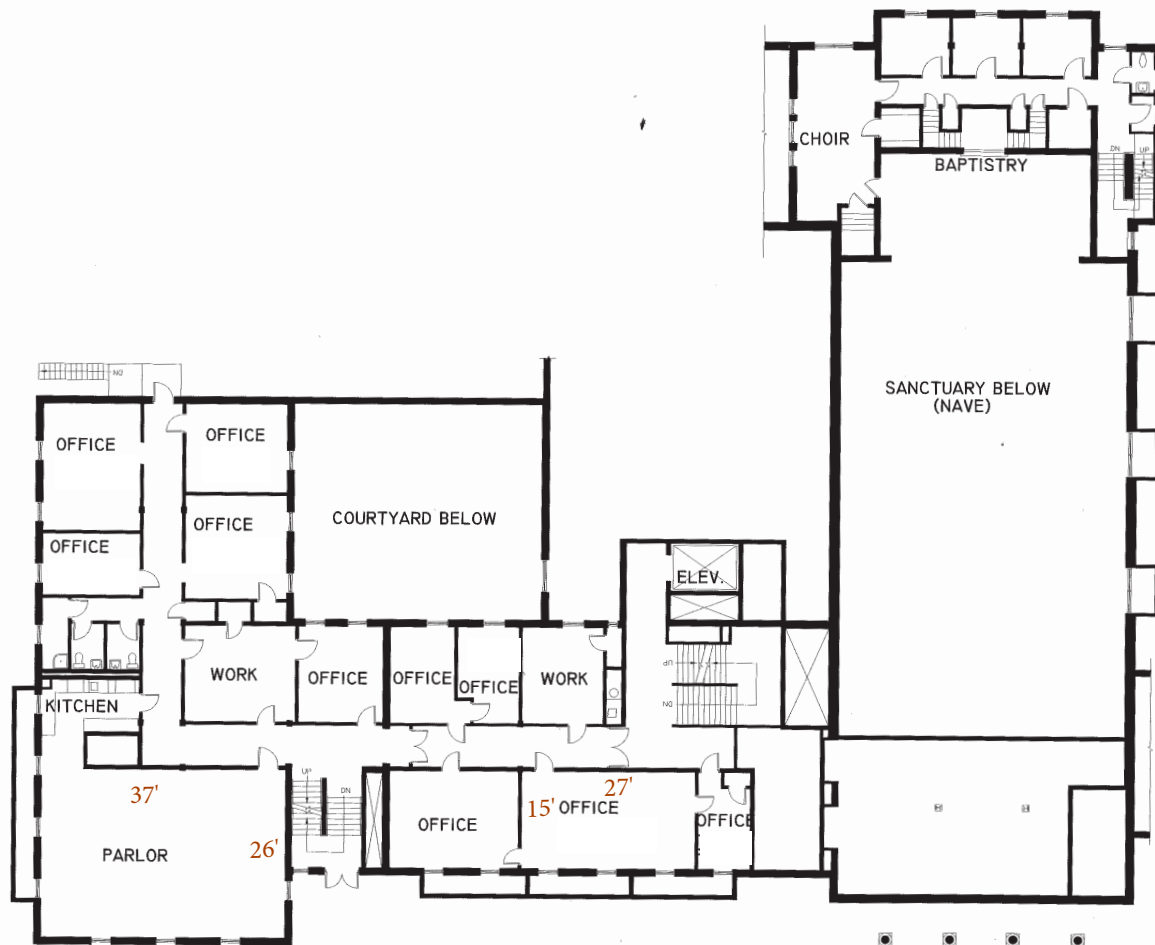
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FLOOR PLAN - SECOND LEVEL

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2nd Level

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FLOOR PLAN - THIRD LEVEL

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3rd Level

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FLOOR PLAN - FOURTH LEVEL

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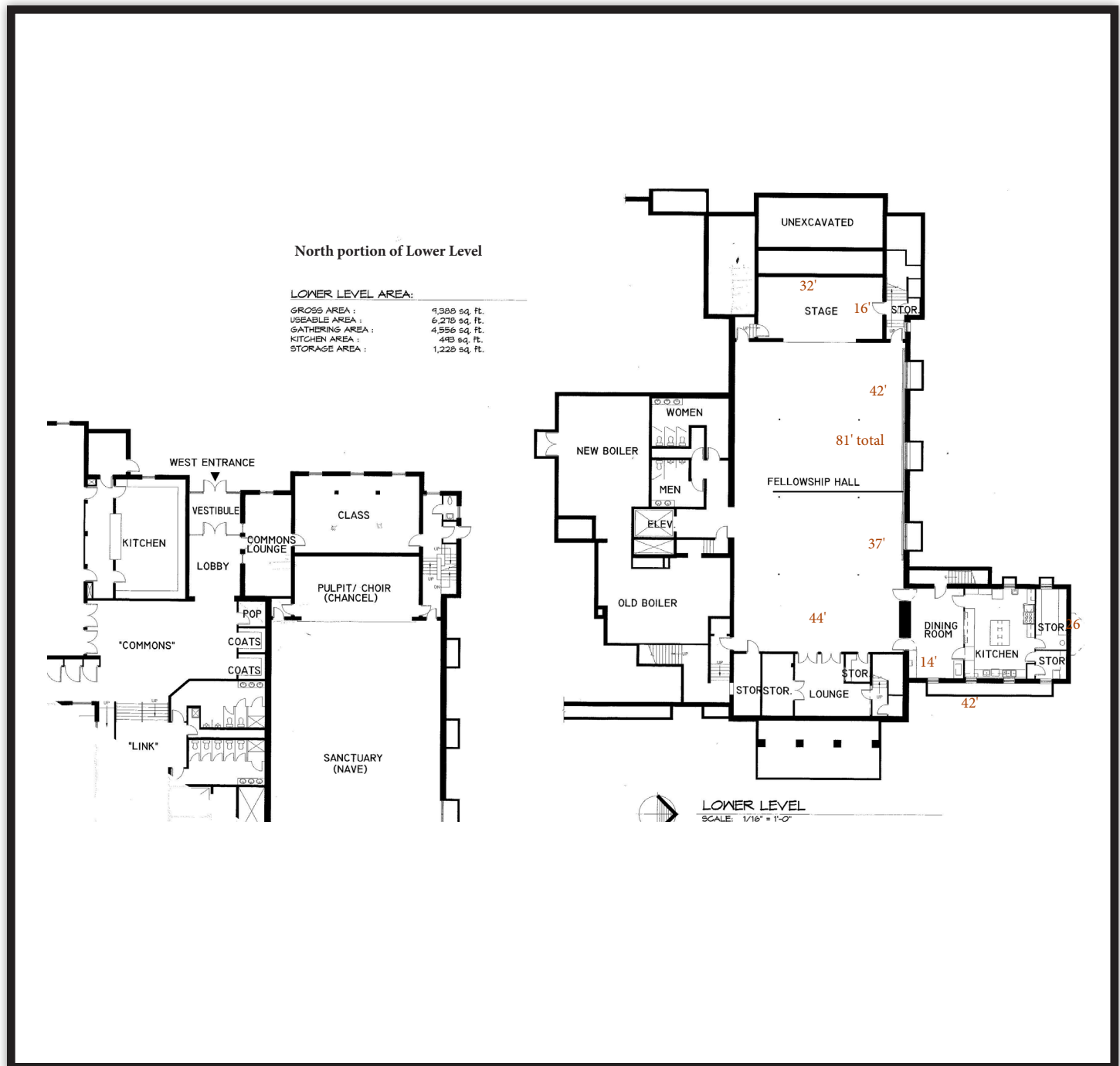
FOURTH FLOOR
SCALE: 1/16" = 1'-0"

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FLOOR PLAN - LOWER LEVEL

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SITE

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AERIAL

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