



# TYSDAL SHOP

## EAST SIOUX FALLS

### FORMER BODY SHOP FOR LEASE

1011 South Stoakes Avenue | Sioux Falls, SD 57110



#### SIZE

Building: 4,800 sqft  
Land: 0.56 acre



#### PRICE

\$6.50 psf (NN)

Taxes: \$2,025 annually  
Ins: \$2,755 annually  
Tenant to self-CAM



#### DETAILS

- North sidewall height: 10'9"
- South sidewall height: 14'9"
- 14' x 14' overhead door
- 9' x 8' overhead door
- New office space was constructed in September 2025.
- New bathroom was constructed in September 2025.
- Reznor heat
- Trench drain
- Paint Booth
- Outdoor storage yard
- Adjacent parcel (south) also available for lease. Contact Broker for details.



#### LOCATION

Convenient location on Arrowhead Parkway, between Veterans Parkway and Six Mile Road.



#### AREA TENANTS

Casey's, Alibi Bar & Grill, ABC Rentals, Uncle Ed's Specialty Meats, Arrowhead Automotive, Jay Egge Automatic Service, Bullseye Custom Cabinetry

Information deemed reliable but not guaranteed.



**VBCLINK.COM**

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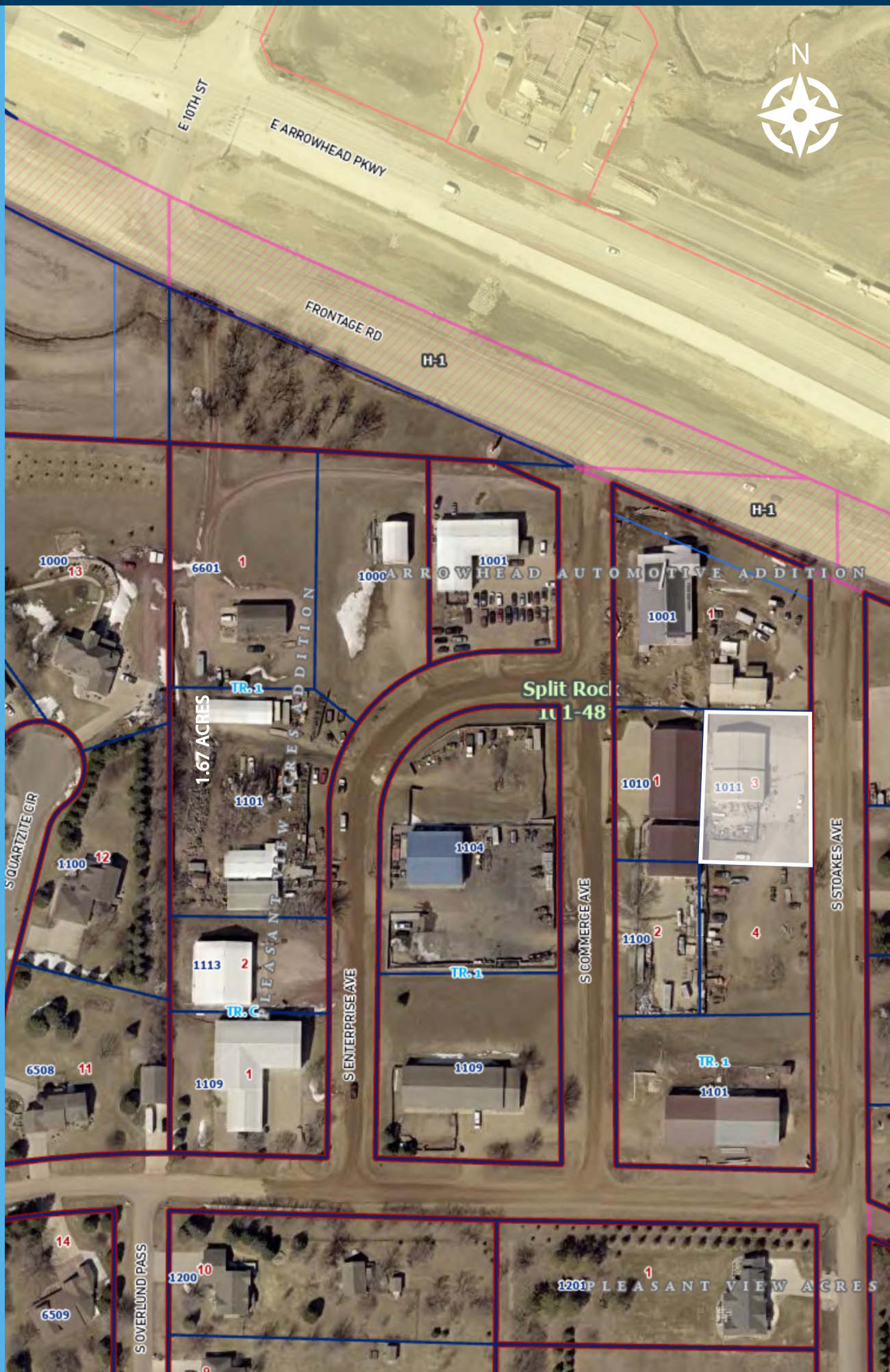
Ryan@VBCLink.com







# PARCEL MAP





# PHOTOS

