



# PROFESSIONAL OFFICE BUILDING

## OWNER-OCCUPANT OPPORTUNITY

5101 South Nevada Avenue | Sioux Falls, SD 57108



### SIZE

Building: 21,788 rsf  
Land: 1.73 acres



### PRICE

\$5,547,000



### LOCATION

Located off 57th Street and Louise Avenue near Interstate 229.



### OPPORTUNITY

This investment offers a potential owner-occupant opportunity.



### ZONING

LW - Live / Work



### AREA TENANTS

Panera Bread, Noodles and Company, Qdoba, Jimmy Johns, Jersey Mike's, Tavern Grill, McDonald's, Taco John's, Casey's, Pancheros, Verizon, Highest Health Chiropractic, Papa Murphy's, Hilton Garden Inn

Information deemed reliable but not guaranteed.



[VanBuskirkCo.com](http://VanBuskirkCo.com)

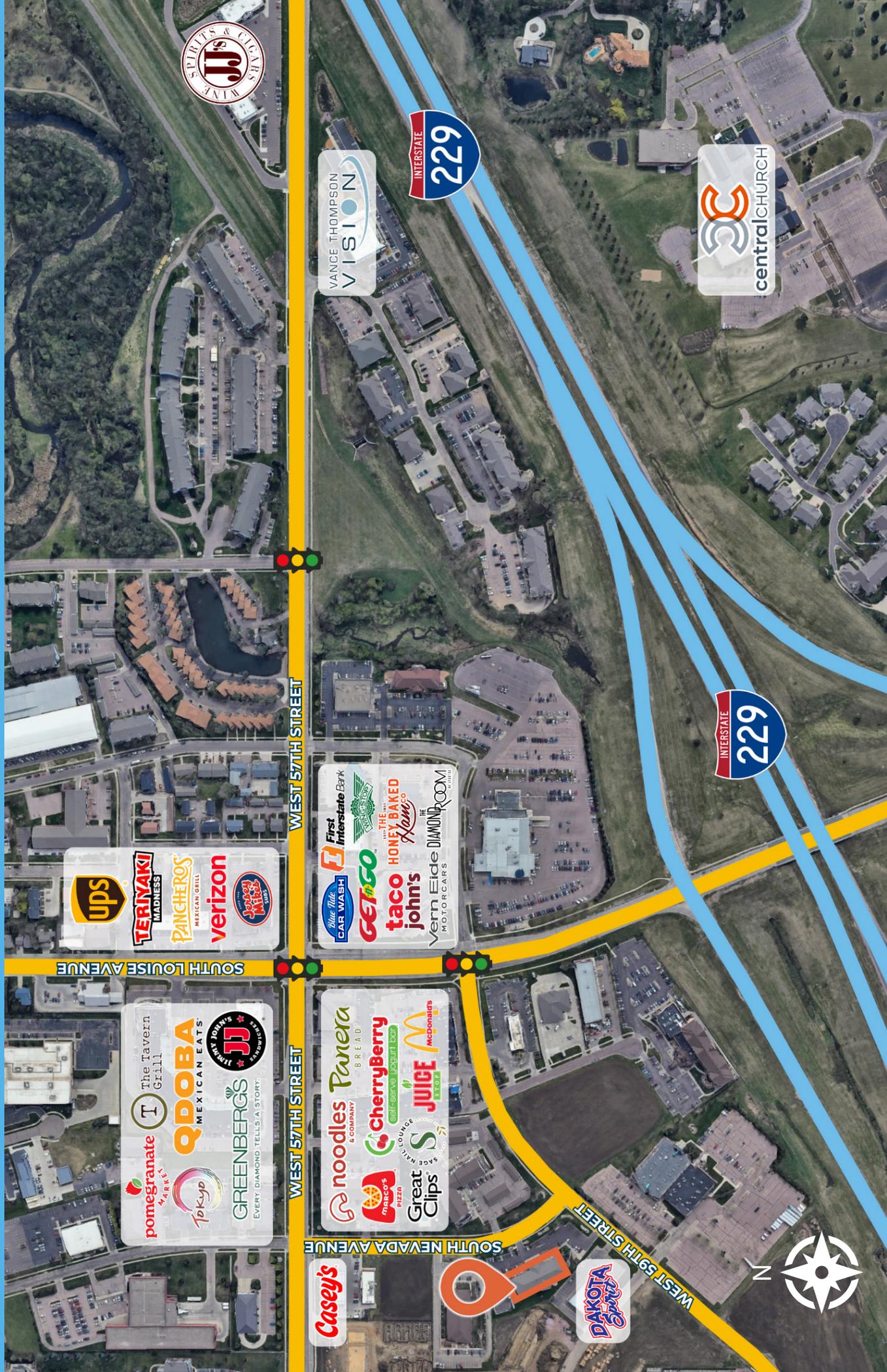
2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106

# MIKE VAN BUSKIRK

605.366.0936

[mike@vanbuskirkco.com](mailto:mike@vanbuskirkco.com)

# AREA RETAIL MAP



WEST 57TH STREET



SOUTH LOUISE AVENUE



WEST 57TH STREET

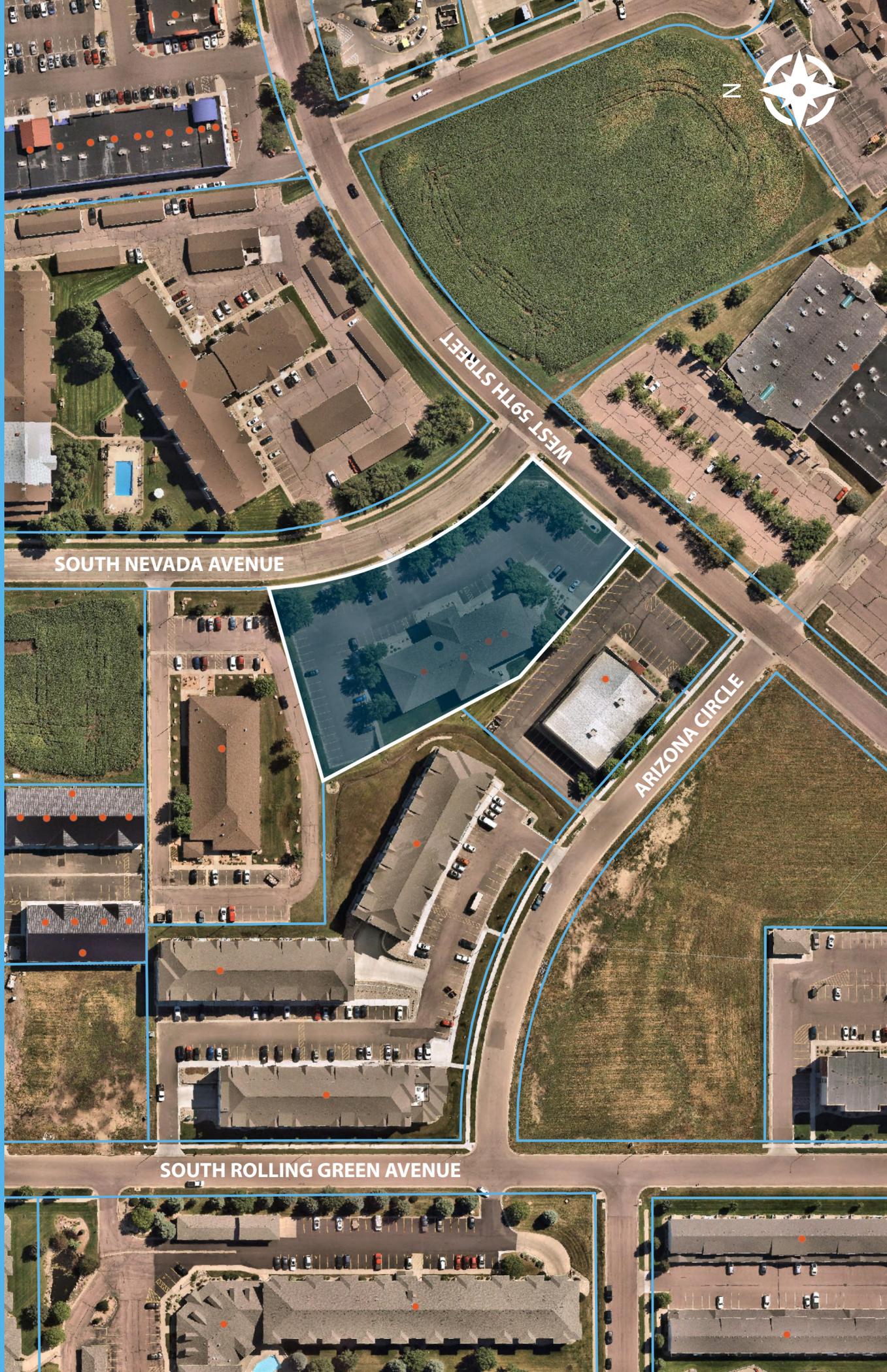


SOUTH NEVADA AVENUE



WEST 59TH STREET

# PARCEL MAP



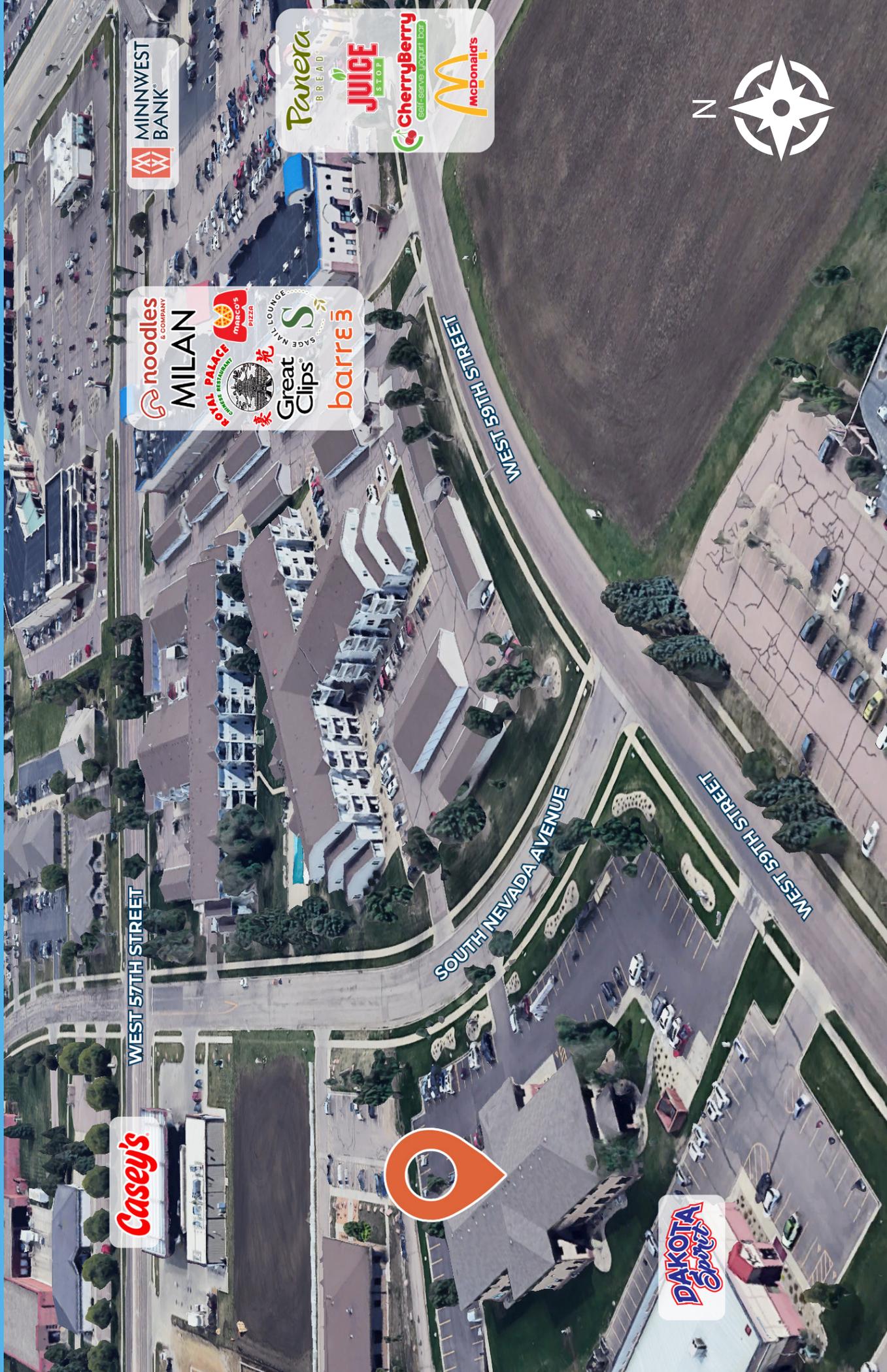
SOUTH NEVADA AVENUE

WEST 59TH STREET

ARIZONA CIRCLE

SOUTH ROLLING GREEN AVENUE

# SITE OVERVIEW



Casey's

WEST 57TH STREET

noodles & COMPANY  
MILAN

ROYAL PALACE RESTAURANT  
Great Clips

FRANCESCO'S PIZZA  
SAGE MALL LOUNGE

barre3

MINNWEST BANK

Panera BREAD

JUICE STOP

CherryBerry  
Self-serve | Yogurt Bar

McDonald's

SOUTH NEVADA AVENUE

WEST 59TH STREET

WEST 59TH STREET

DAKOTA Spirit



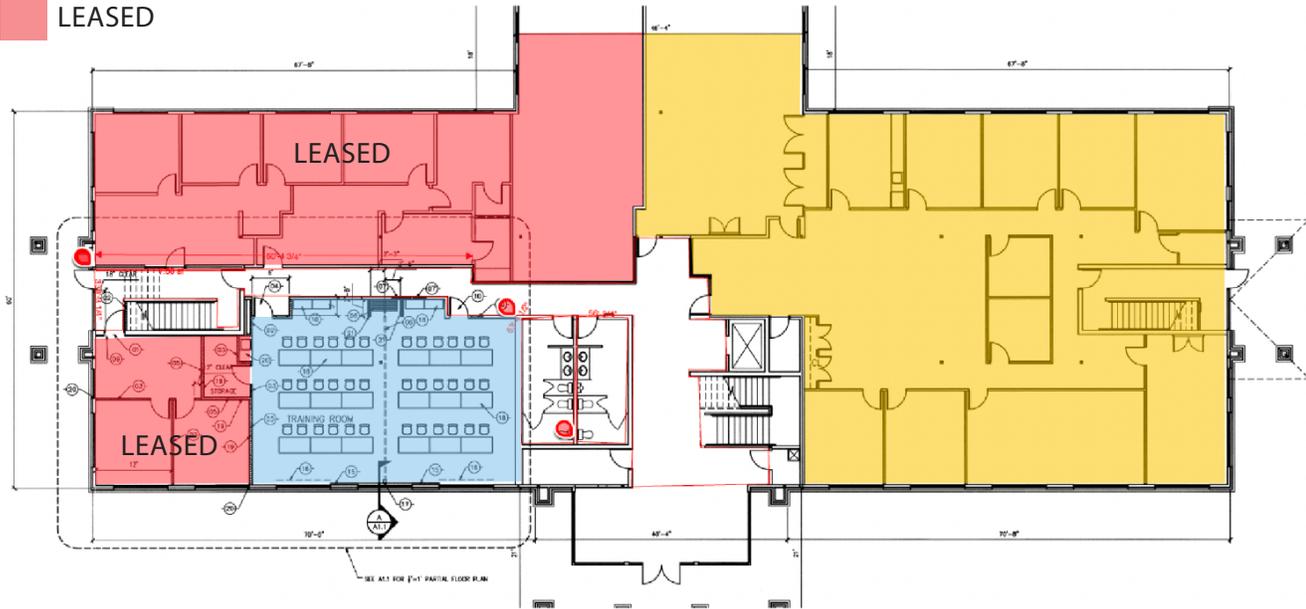
# FLOOR PLAN

## FIRST FLOOR

AVAILABLE : 5,442 RSF

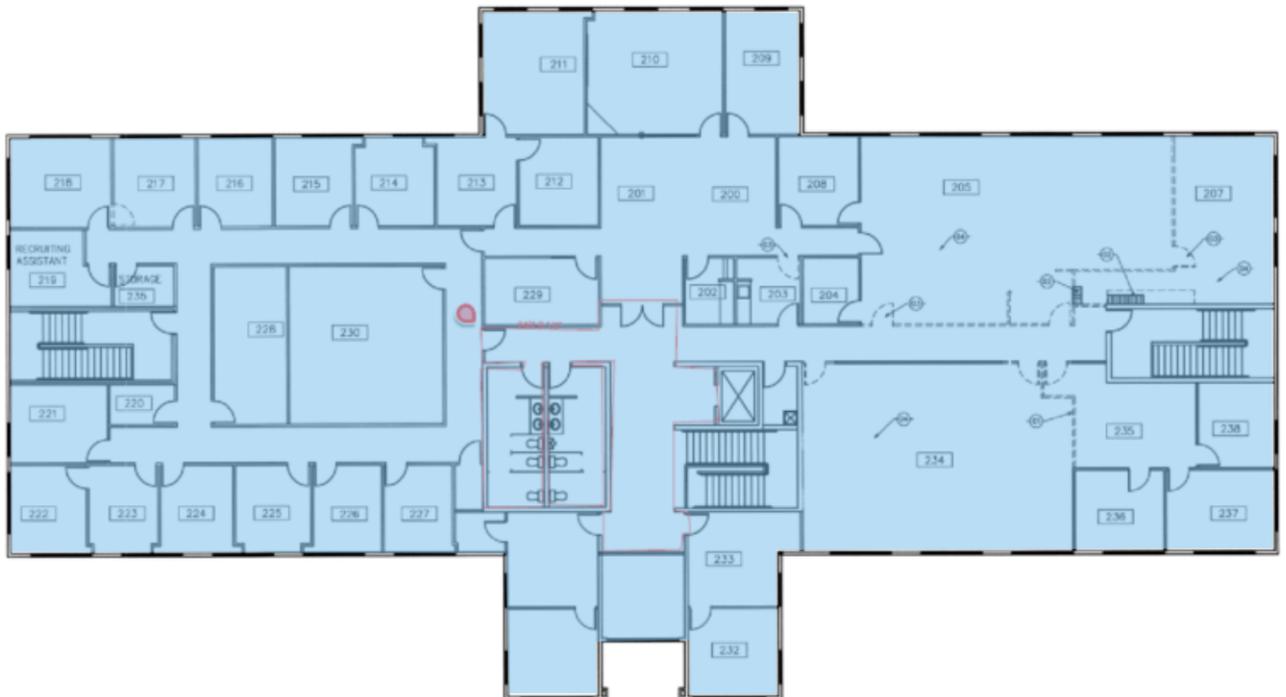
AVAILABLE : 2,166 RSF

LEASED

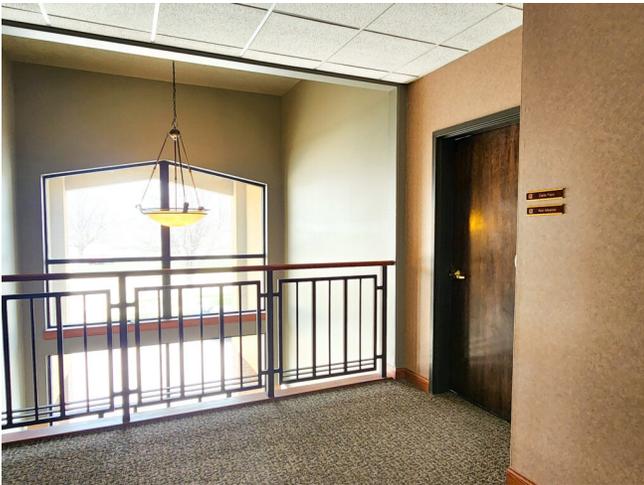


## SECOND FLOOR

AVAILABLE : 10,912 RSF



# INTERIOR PHOTOS



# EXTERIOR PHOTOS

