

**FOR
SALE**

ALLURE HEALTH BUILDING

MULTI-USE MEDICAL/WELLNESS BUILDING BUILT IN 2022



**7000 S LYNCREST PLACE
SIOUX FALLS, SD 57108**



SIZE

Building Size: 10,558 sqft
Main Floor: 5,417 sqft
2nd Floor: 5,141 sqft

Parcel Size: 1.47 acres



PRICE

\$5,500,000
\$3,750,000



LOCATION

Highly visible location on the primary commuter route between Harrisburg and Sioux Falls.



FINANCING

This Property can include an assumable SBA 504 loan, with an interest rate of 5.2% on a 25-year term.



TRAFFIC

S. Minnesota Avenue:
13,100 cars per day

85th Street:
9,100 cars per day



COTENANCY

Starbucks, Tinner's Public House, Bright Eyes Daycare, Circle K, ABC Denistry, McDonald's, Schulte Subaru, Walmart, Burger King, Dollar Tree

Information deemed reliable, but not guaranteed.



2571 S Westlake Drive #100
Sioux Falls, SD 57106
605.361.8211 | VBCcommercial.com



605.310.4509
mike.knudson@vbclink.com

AERIAL MAP



69th Street



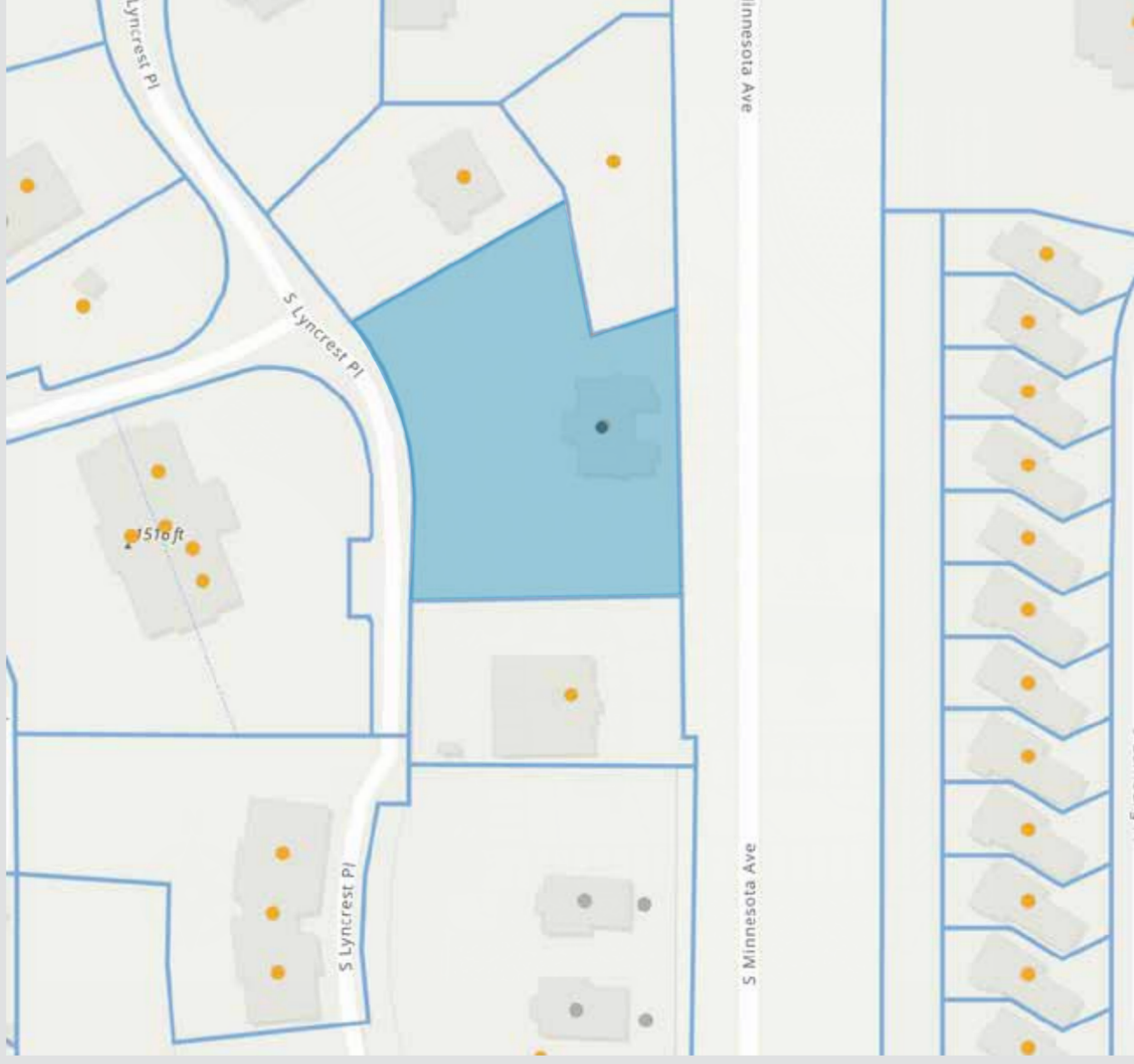
Minnesota Avenue



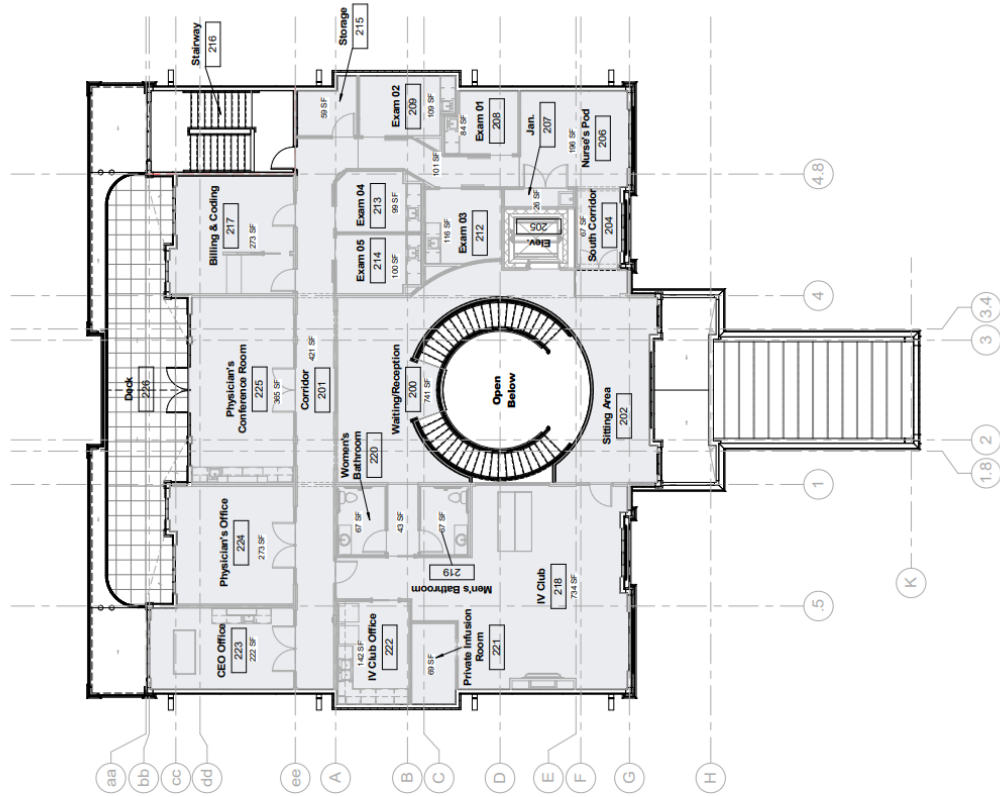
85th Street



PARCEL MAP



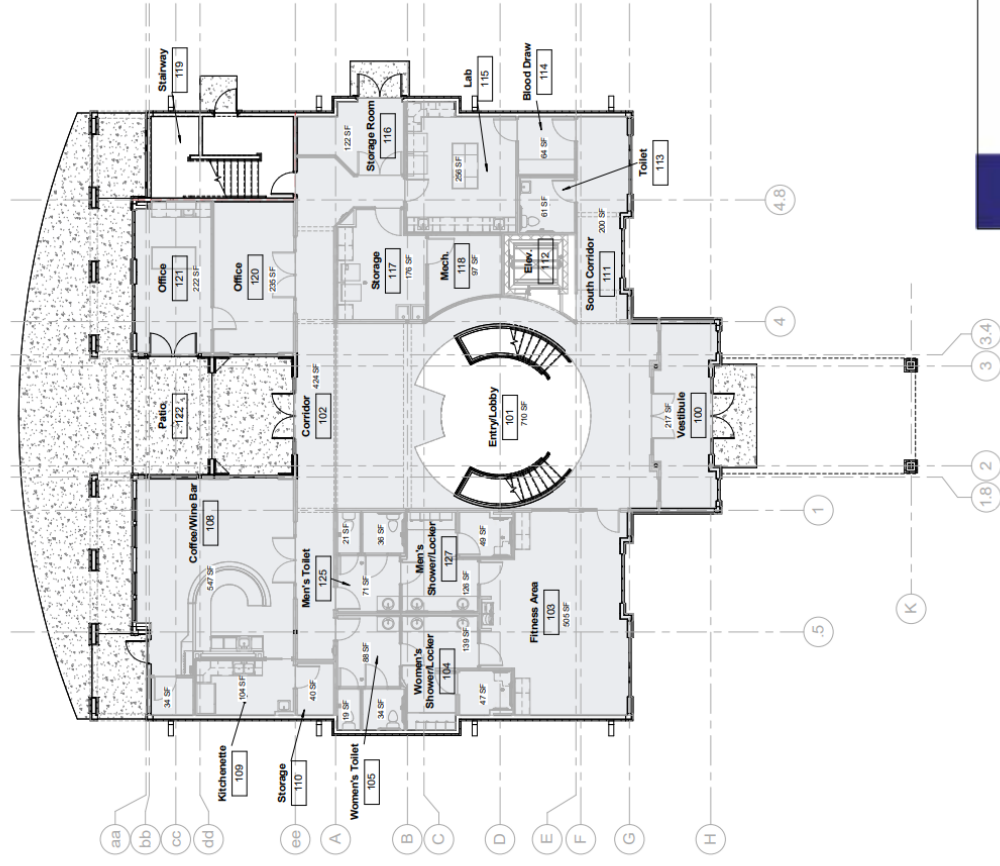
FLOOR PLAN



2 Overall Second Floor-BOMA

Scale: 1/8" = 1'-0"

Gross Square Footage: 5,141 SF



1 Overall Main Floor-BOMA

Scale: 1/8" = 1'-0"

Gross Square Footage: 5,417 SF



PHOTOS



PHOTOS



PHOTOS

