



OFFICE BUILDING FOR SALE

711 N LAKE AVENUE | SIOUX FALLS, SD



OWNER OCCUPANT/INVESTMENT

Lloyd Companies is proud to offer an exceptional opportunity for an owner-occupant investor to establish a business in a prime location with excellent visibility and accessibility off Russell Street and NW Avenue, where 19,352 vehicles pass daily. Featuring a flexible floor plan (formerly a daycare), 45 surface parking stalls, and monument signage, this space is move-in ready and customizable to suit various needs. Surrounded by key attractions, including the Denny Sanford Premier Center, Sioux Falls Convention Center, Terrace Park, Elmwood Golf Course, and Downtown Sioux Falls, this location offers appeal. Nearby Terrace Park features scenic walking paths, baseball fields, the Japanese Gardens, an aquatic center, and tennis courts. The proximity to Laura Anderson Elementary, All City Elementary, and Axtell Middle School add to its appeal. Nearby businesses such as Stewart School, Urban Adventure Center, Bluestone Federal Credit Union, FastSigns, Casey's, SportBowl, and Casa Del Ray further enhance the dynamic environment. This building is also available for lease.

QUICK FACTS

- **Address:**
711 N Lake Avenue, Sioux Falls, SD 57104
- **Pricing:**
\$1,450,000
- **Price / SF:**
\$141.05
- **Year Built:**
1959
- **Total Building Size (GBA/RSF):**
10,280 SF +/-
- **Site Size:**
1.29 Acres +/- (56,000 SF +/-)
- **Parking:**
45 surface parking stalls
- **Real Estate Taxes:**
\$11,970.34 (2023 Taxes payable in 2024)
- **Zoning:**
O - Office

RAQUEL BLOUNT

VP of Commercial Real Estate

605.728.9092 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



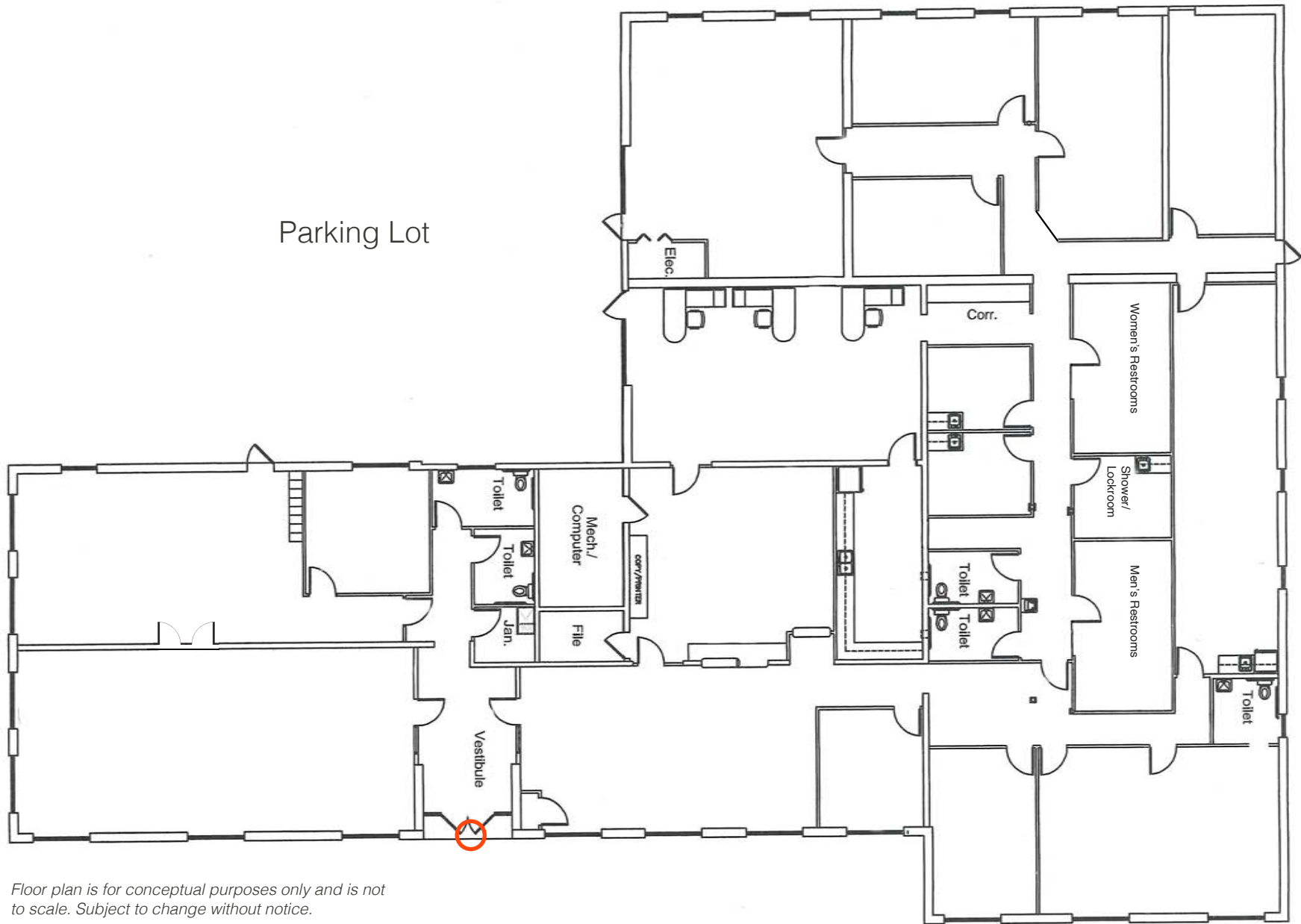
SUMMARY



OWNER OCCUPANT/INVESTMENT - OFFICE | 711 N LAKE AVE | SIOUX FALLS, SD







Floor plan is for conceptual purposes only and is not to scale. Subject to change without notice.

○ = lockbox



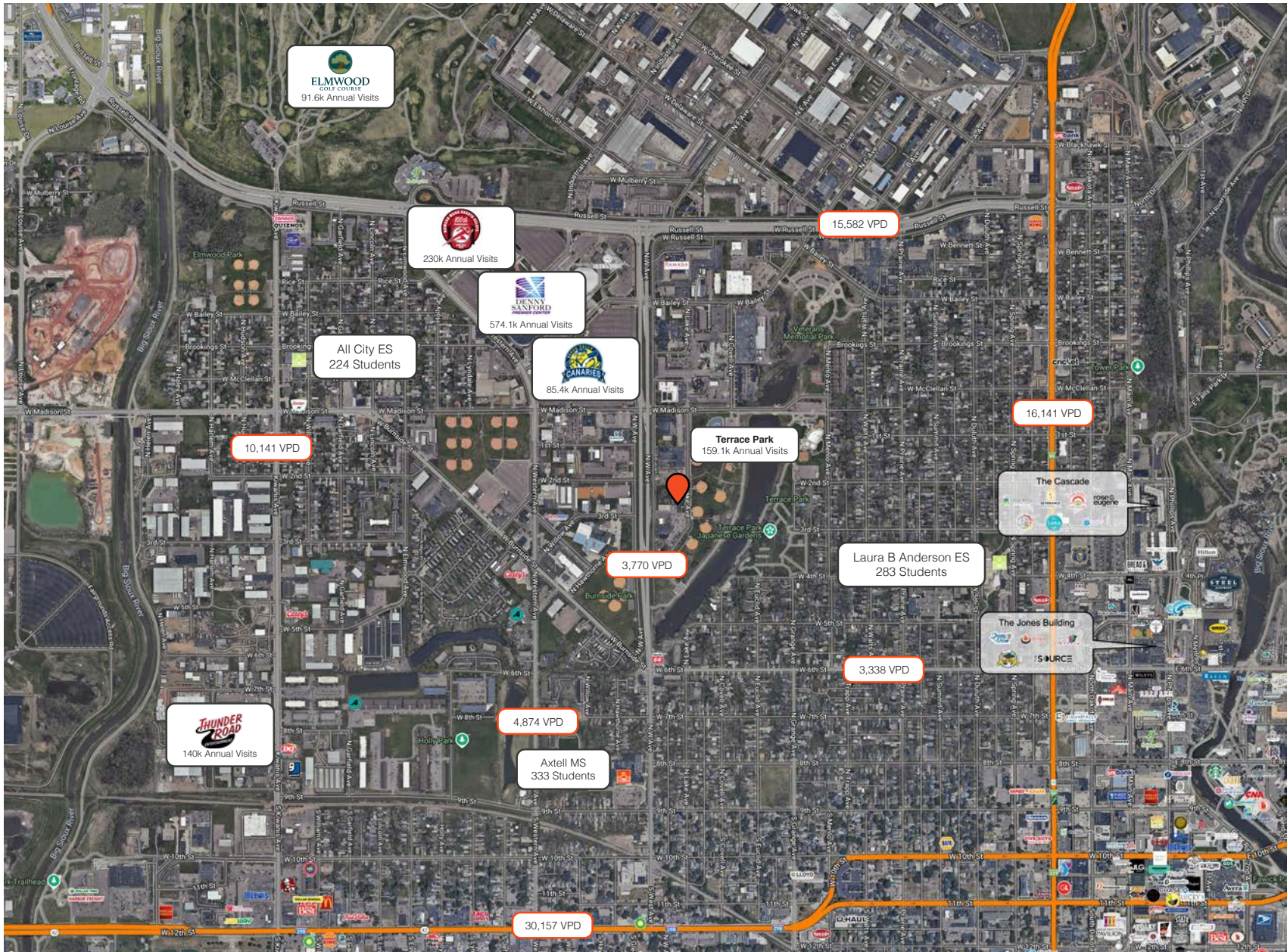
FLOOR PLAN



SITE MAP



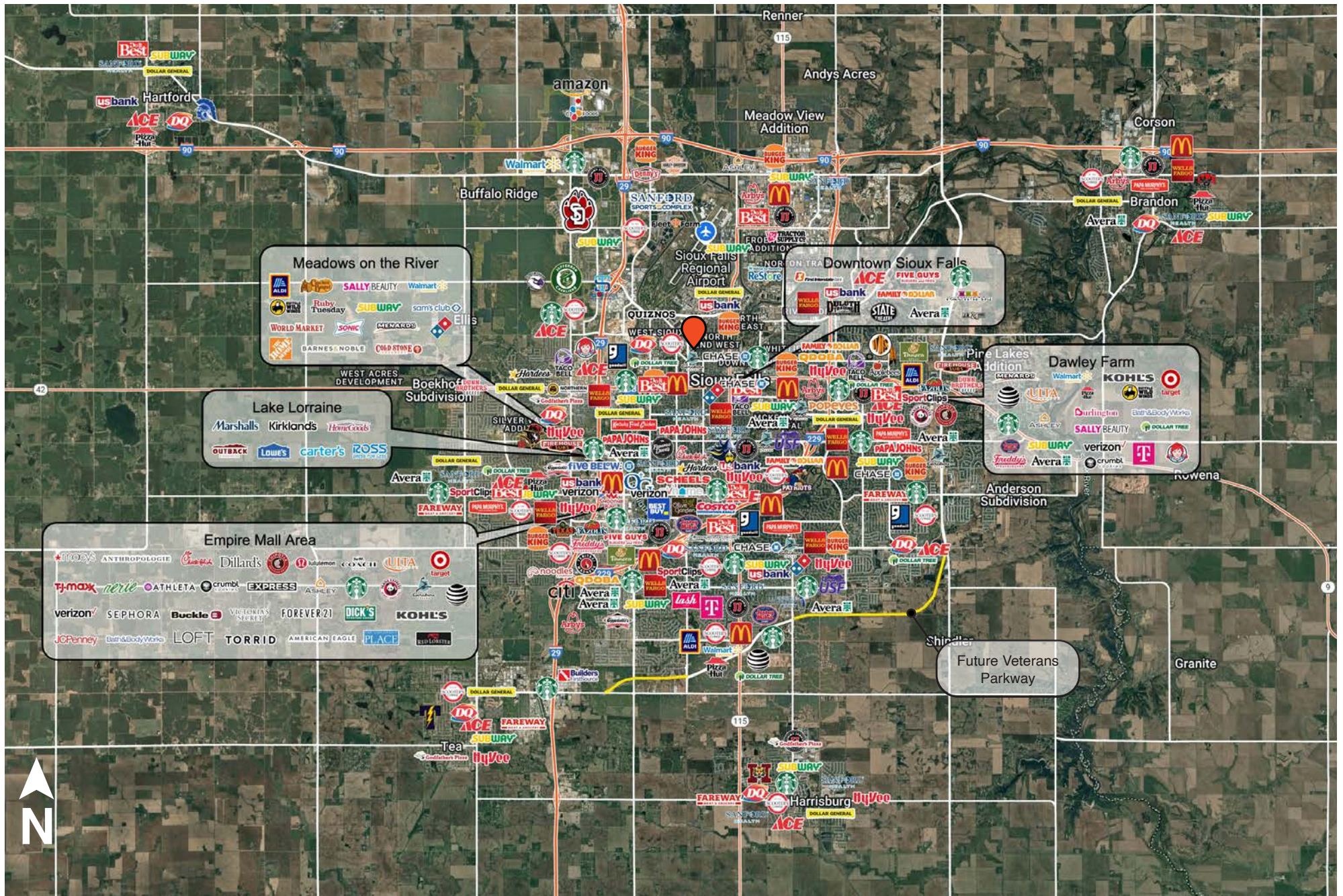
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AREA MAP



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CITY MAP

STIOUX FALLS DEMOGRAPHICS

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*Source: Mayor Paul TenHaken

FAST FACTS



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

SANFORD
HEALTH
10,750

Avera
8,298



3,688

Smithfield
3,600

HyVee
EMPLOYEE OWNED
2,939

amazon
2,505



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VP of Commercial Real Estate

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CONTACT INFO

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