



26TH & SUMMIT OFFICE BUILDING

1800 S. SUMMIT AVENUE | SIOUX FALLS, SD



OWNER/OCCUPANT OPPORTUNITY

Perfect for an owner-occupant, this prominent, mid-century office building built in 1951 and renovated in 2022, is now available for sale! Highly visible location on the corner of 26th Street & Summit Avenue in central Sioux Falls, SD, this three level building offers 2,190 SF +/- per floor, providing flexibility for a variety of professional, medical, or service users. Situated on a half-acre lot, the site features ample parking with potential for future expansion or the addition of a garage. The property offers quick access to Minnesota Avenue, which is a primary north-south corridor connecting south Sioux Falls to downtown. The location is just 0.5 mile from the Sanford Health Campus and 1 mile from the Avera Health Campus. Nearby Augustana University and University of Sioux Falls support a strong daytime population and consistent traffic activity. Nearby amenities include Sunny's Pizzeria, Walgreens, Wells Fargo, Bagel Boy, Caribou Coffee, Jimmy John's, and more. This building is also available for lease.

QUICK FACTS

- **Address:**
1800 S. Summit Avenue, Sioux Falls, SD 57105
1816 S. Summit Avenue, Sioux Falls, SD 57105
- **Sale Price:** \$1,500,000
- **Price / SF:** \$228.31
- **Total Building Size (GBA/RSF):**
4,380 SF +/- above grade
2,190 SF +/- lower level walk-out
6,570 SF +/-
- **Site Size:**
0.50 Acres +/- (21,780 SF+/-)
- **Real Estate Taxes:**
\$8,887.92 (2024 Taxes payable in 2025)
- **Year Built/Renovated:** 1951/2022
- **Zoning:** Office
- **Parking:**
29 surface spaces. Ratio of 1:153.
- **Signage:**
Building
- **Availability:**
Now; delivered vacant

BUILDING NOTES

- **Upper Level - 2,190 SF +/-**
 - Floor plan includes a large open work area, 2 private offices, a conference room, break room with built-in shelving and kitchenette, and restroom
- **Main Level - 2,190 SF +/-**
 - Floor plan includes a reception/lobby area, 6 offices, and restrooms
- **Lower Level - 2,190 SF +/-**
 - Floor plan includes a large open area with a private entrance from the parking lot
- Operable chair lift from the main level to the lower level
- Common area vestibule entrance
- No elevators
- Opportunity to expand or add a garage/storage on-site
- Former medical building, with ample plumbing throughout



SUMMARY

Parcel ID

#050360
#093676

Size

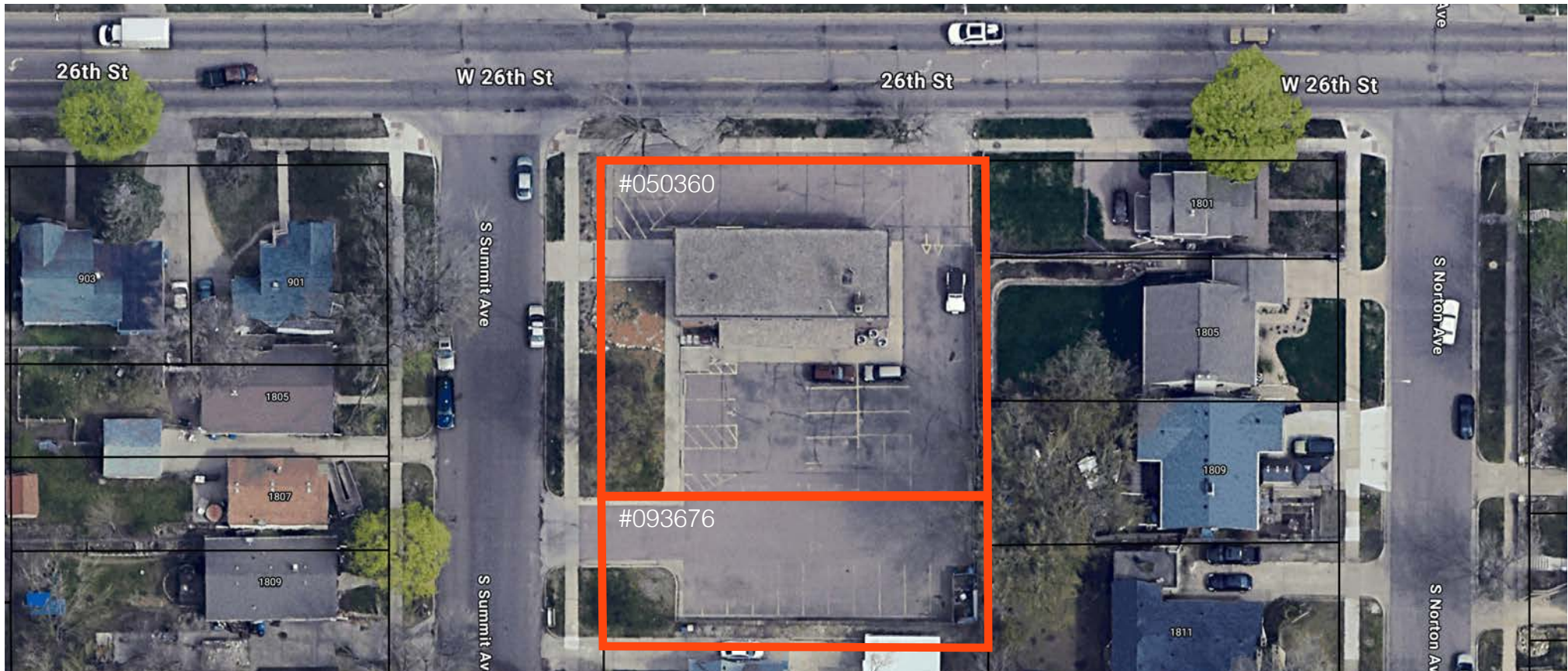
0.30 Acres
0.15 Acres

0.50 Acres

2024 Taxes (Payable 2025)

\$8,093.88
\$794.04

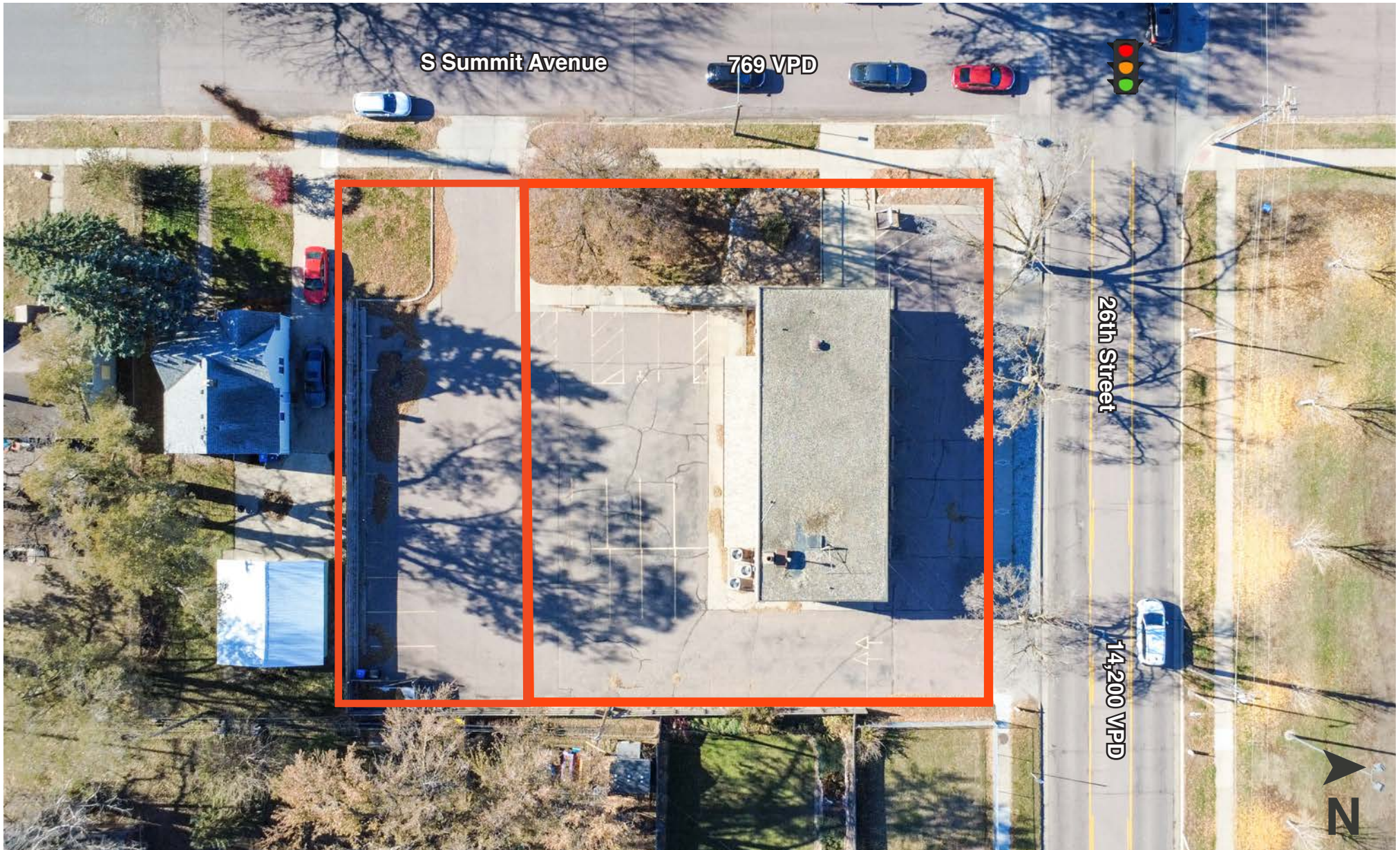
\$8,887.92



PARCEL MAP & RE TAXES

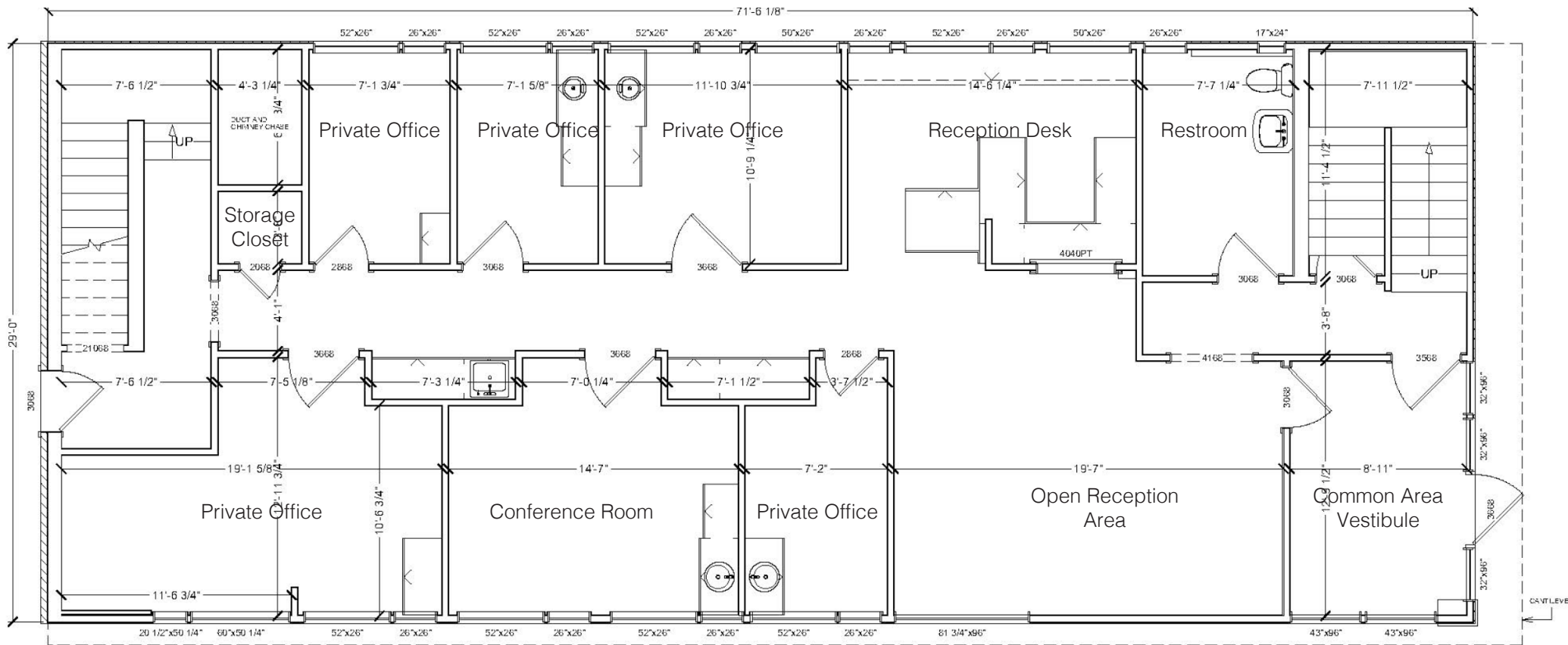


OWNER/OCCUPANT OPPORTUNITY - OFFICE | 1800 S SUMMIT AVE | SIOUX FALLS, SD



Parcel boundaries are approximate and for visualization purposes only.

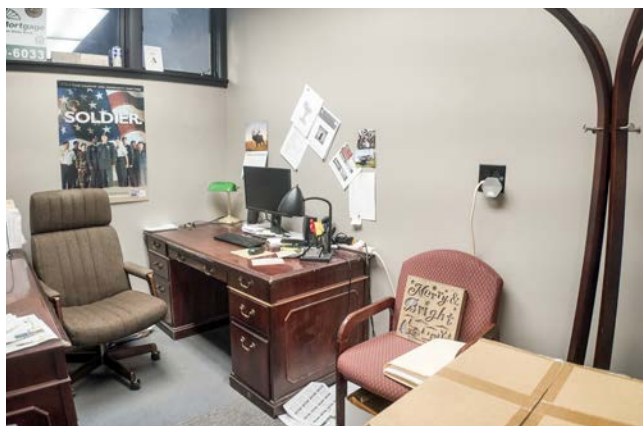
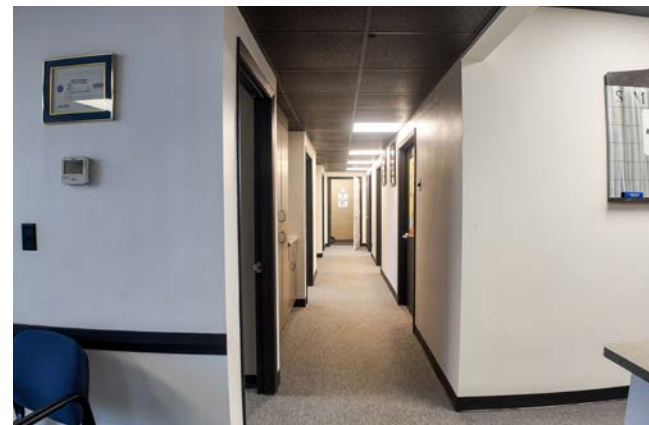
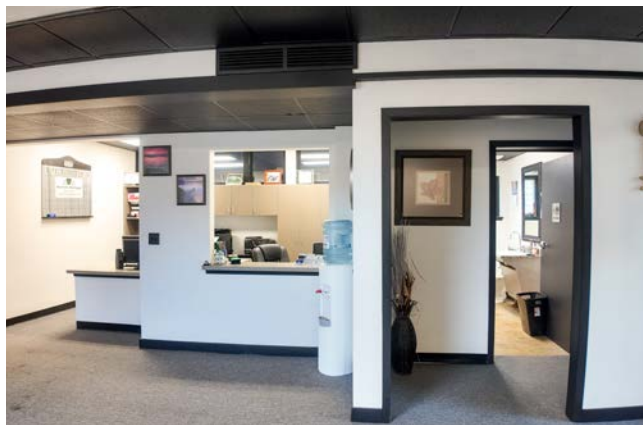




MAIN LEVEL FLOOR PLAN

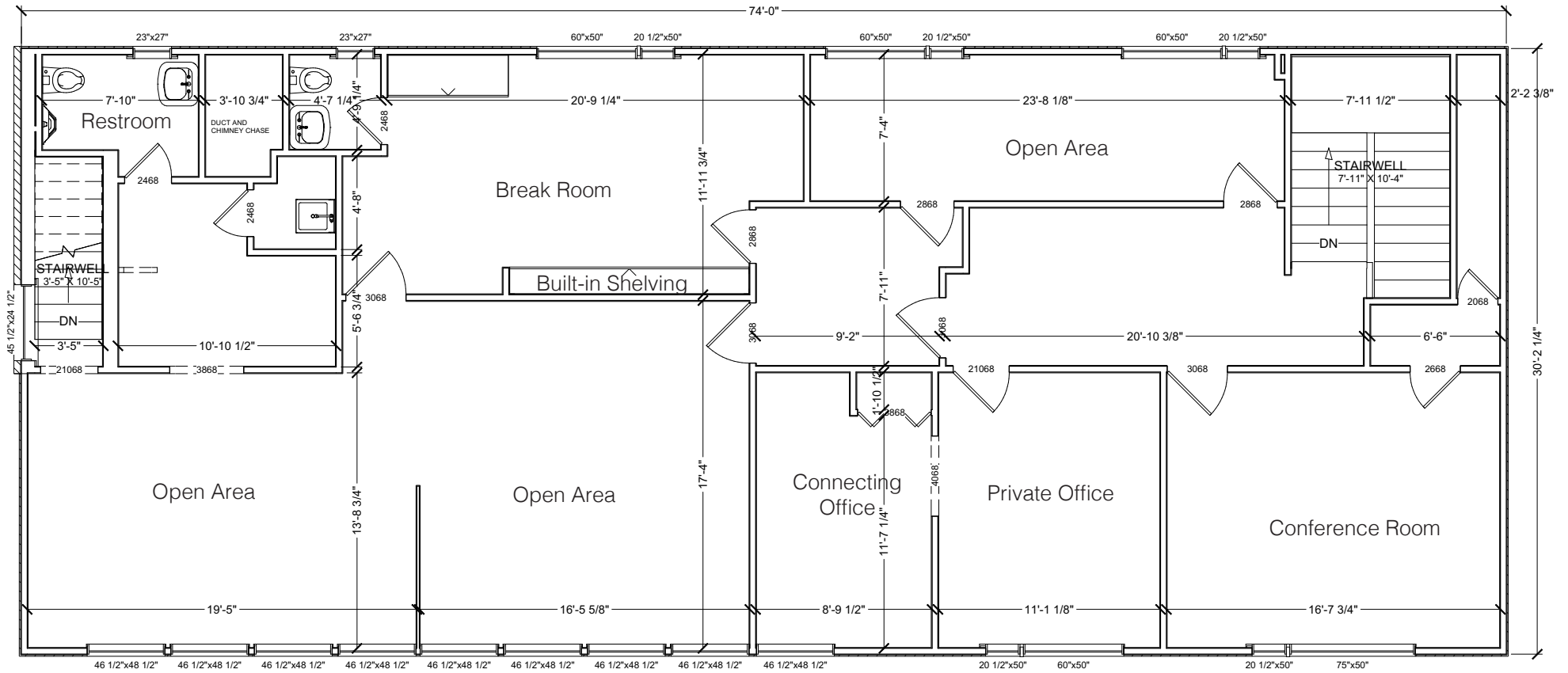


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MAIN LEVEL INTERIOR PHOTOS

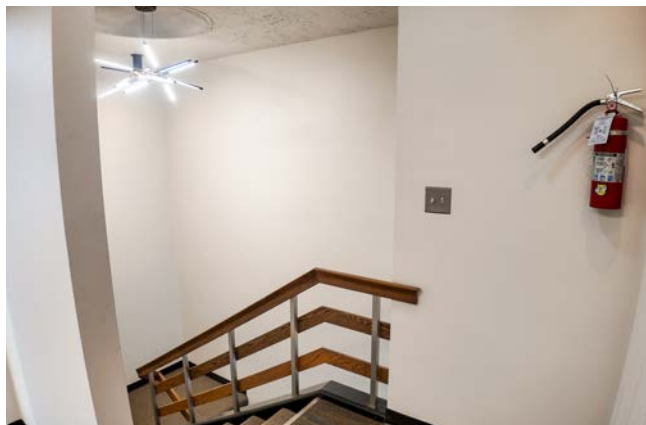
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UPPER LEVEL FLOOR PLAN

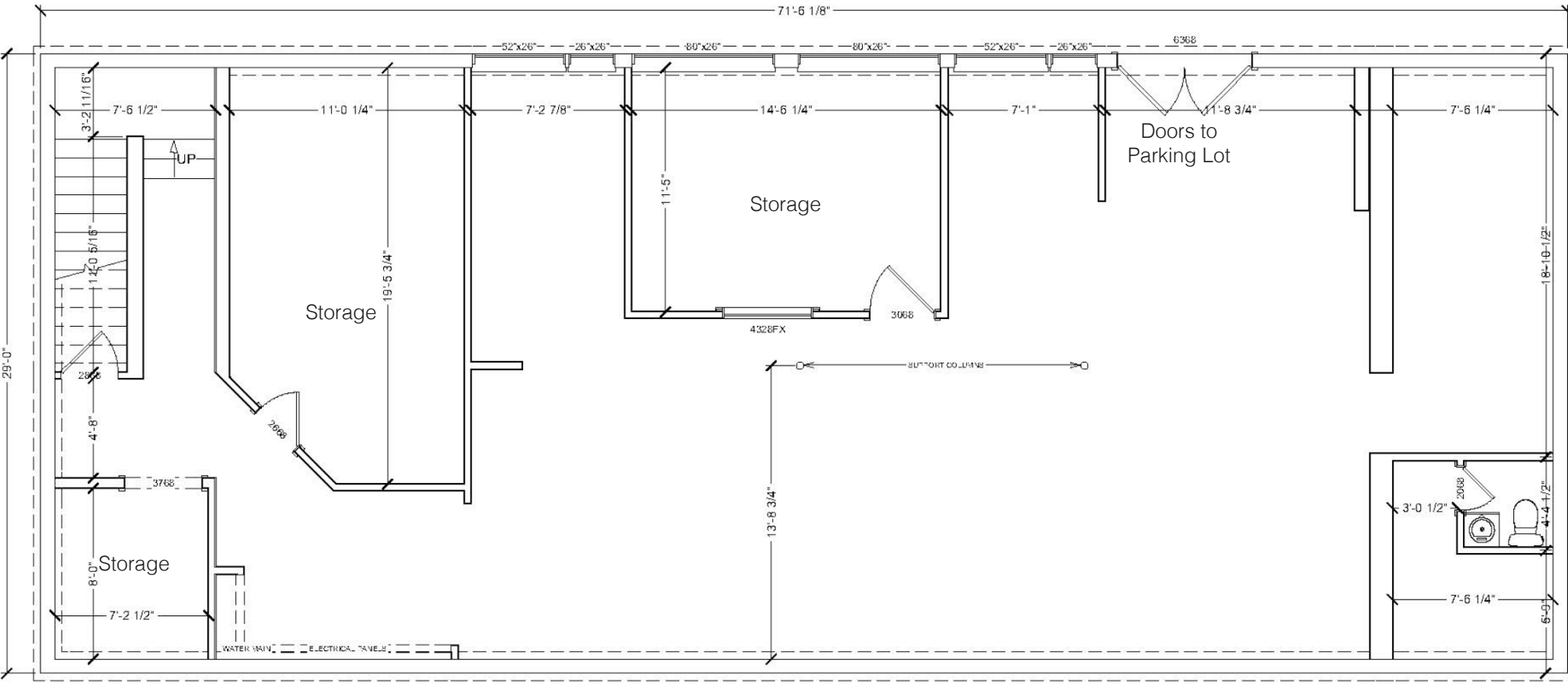


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UPPER LEVEL INTERIOR PHOTOS

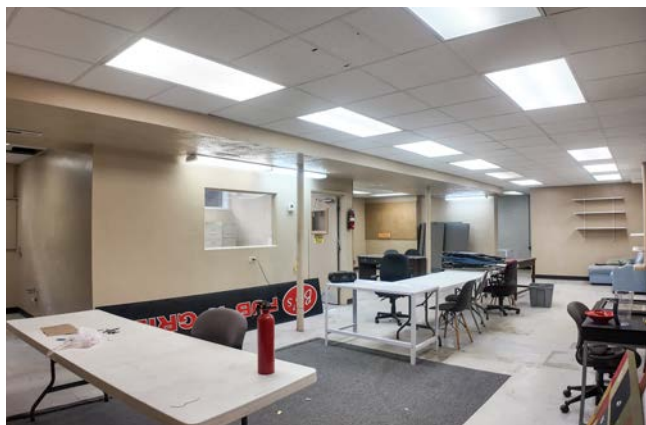
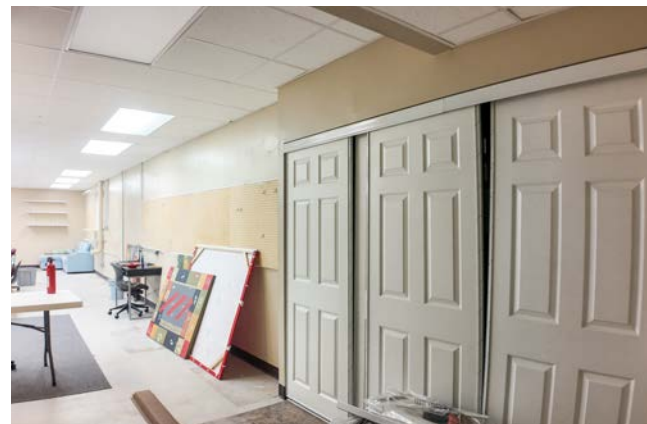
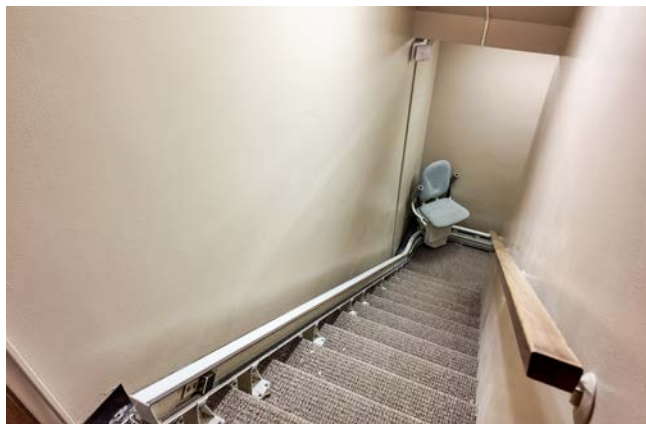
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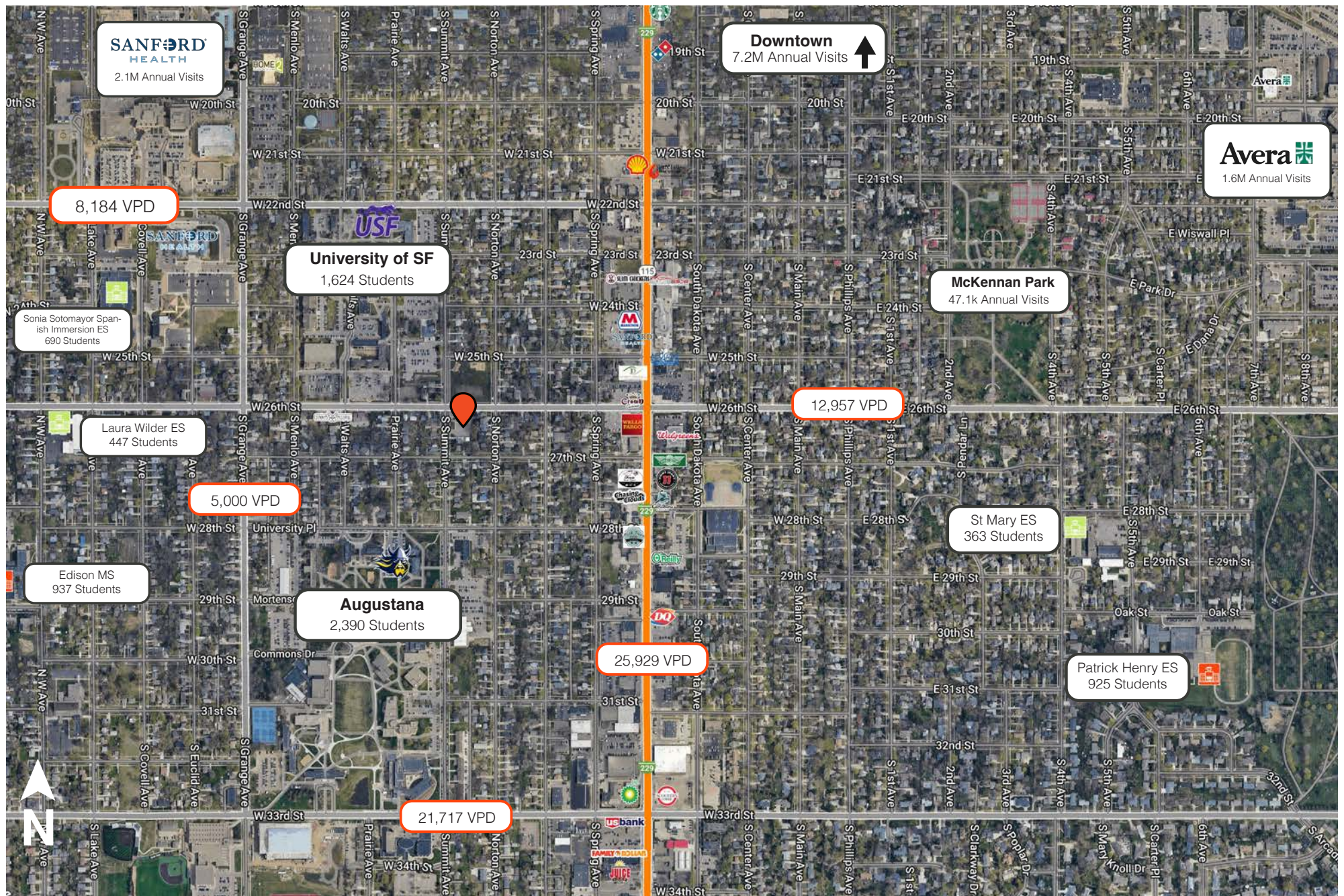


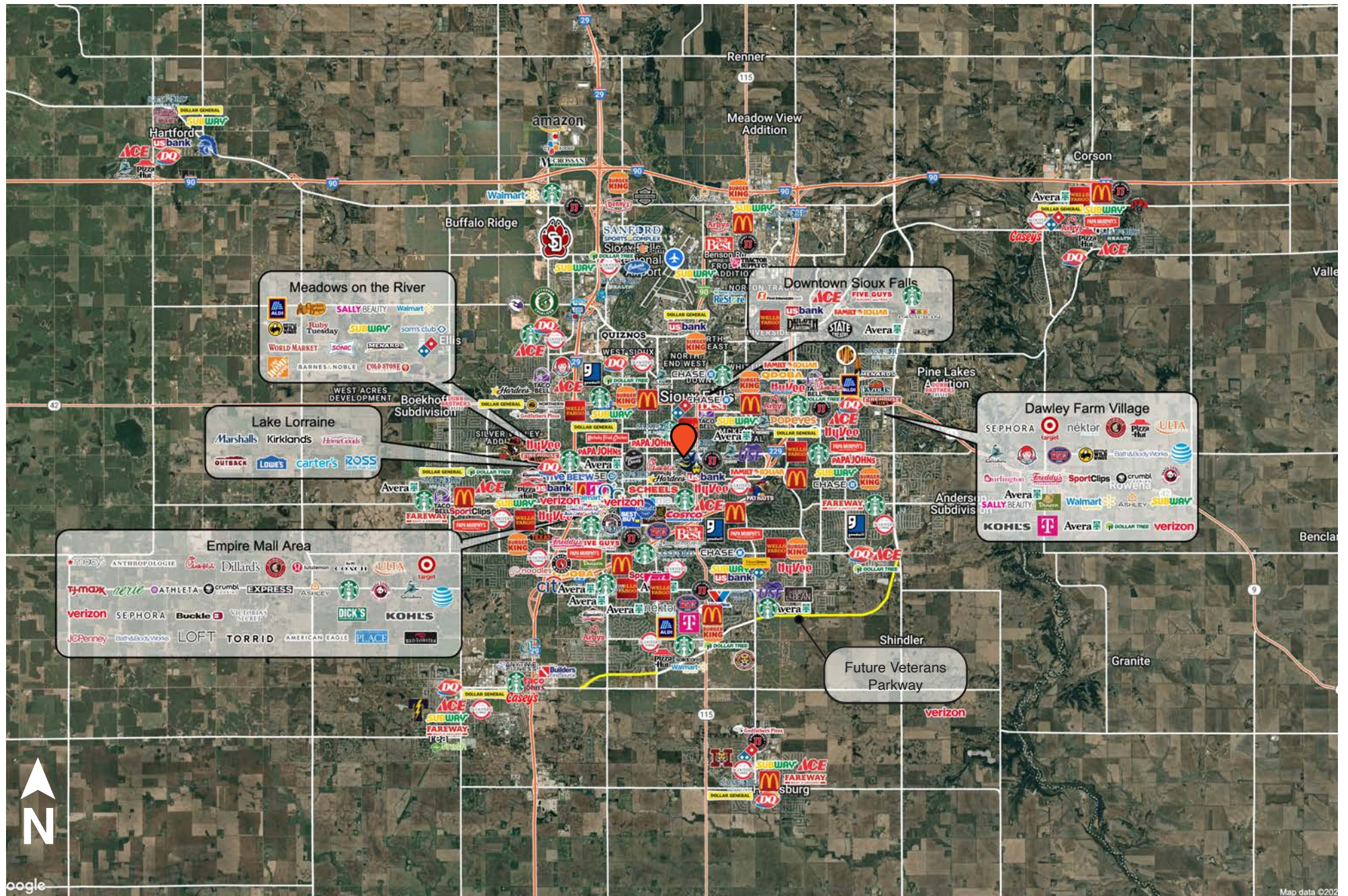
LOWER LEVEL FLOOR PLAN



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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
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



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



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Smithfield
3,239

Avera
8,200

HuVee
EMPLOYEE OWNED
2,390



3,627

amazon
1,600

DEMOGRAPHICS



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CONTACT INFO



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