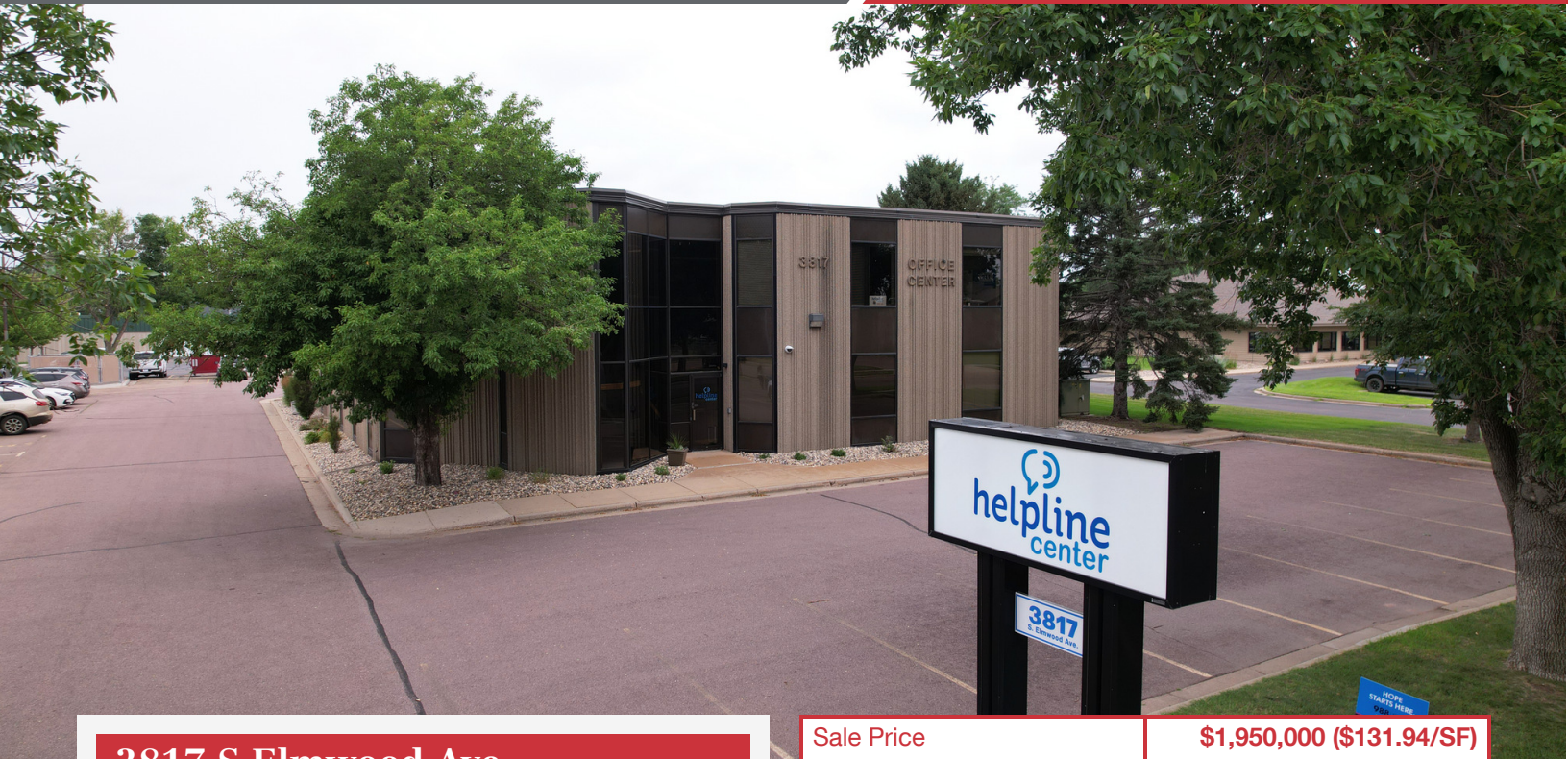




3817 S Elmwood Ave

Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

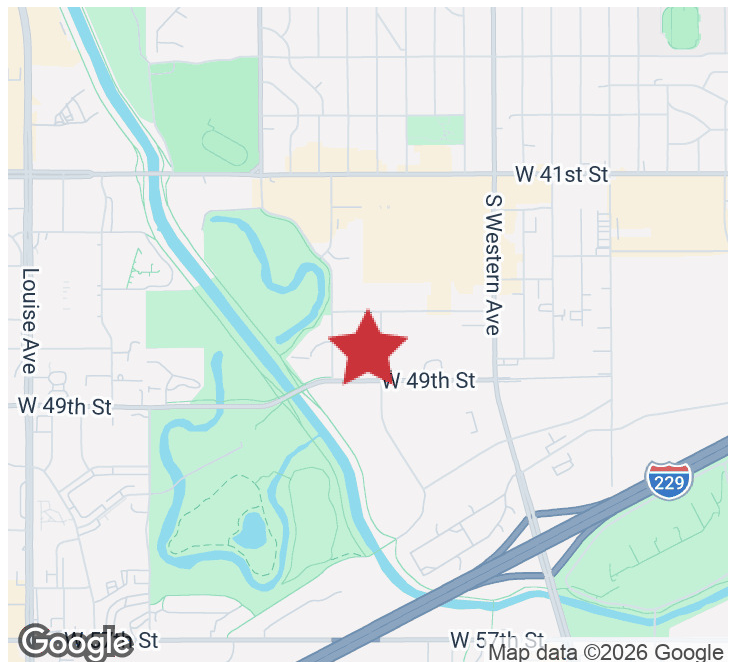
- Single-Tenant Investment Property
- Helpline signed a new 5-year lease commencing September 11, 2026
- Potential upside due to below-market rent and low cost per square foot
- Backup generator
- New parking lot installed in 2018 with excess parking
- Year Built: 1990
- One of the owners is a licensed real estate broker in the state of SD
- Due to confidentiality of tenants business – tours conducted only with a signed Letter of Intent.

LOCATION DESCRIPTION

Located just north of W. 49th Street between S. Kiwanis Avenue and S. Western Avenue, this property offers convenient access to I-29, major retail, healthcare, and office amenities throughout south-central Sioux Falls.

Area neighbors include: NAI Sioux Falls, The Western Mall, Runnings, and Active Generations.

Sale Price	\$1,950,000 (\$131.94/SF)
Building Size	14,780 SF
Lot Size	1.13 AC (49,223 SF)
Real Estate Taxes (2025)	\$25,553.18



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PHOTOS

3817 S. ELMWOOD AVENUE
Sioux Falls, SD 57105

FOR SALE

Office Building



ADDITIONAL PHOTOS

3817 S. ELMWOOD AVENUE
Sioux Falls, SD 57105

FOR SALE

Office Building



3817 S Elmwood Avenue

Sioux Falls, SD 57105 | Annual Property Operating Data

Type of Property	Office Building
Size of Property	14,780 (Sq. Ft)
Purchase Price	\$1,950,000
Tenant	Helpline Center, Inc.

LEASE HIGHLIGHT: Helpline Center, Inc. has executed a new 5-year lease, effective 09/01/2026 — providing long-term, in-place income stability for a buyer. Base rent shown reflects the September 2026 rent increase under the new lease.

ALL FIGURES ARE ANNUAL	% of GOI		COMMENTS/FOOTNOTES
Total (Scheduled Base Rent)		\$ 183,318	Reflects September 2026 rent increase per new lease
EFFECTIVE RENTAL INCOME		\$ 183,318	
GROSS OPERATING INCOME		\$ 183,318	
OPERATING EXPENSES:			
Real Estate Taxes	15.18%	\$ 27,820.92	
Insurance	2.45%	\$ 4,485.00	
Elevator Expense	0.48%	\$ 885.17	
Fire & Life Safety Expense	0.53%	\$ 966.69	
HVAC Repairs Expense	0.18%	\$ 323.47	
Lawn & Landscape Expense	2.37%	\$ 4,342.18	
Maintenance & Repair Expense	3.39%	\$ 6,219.07	
Snow Removal Expense	1.48%	\$ 2,708.32	
Management Fee	2.79%	\$ 5,123.04	Recoverable expense per source financials
TOTAL OPERATING EXPENSES	28.84%	\$ 52,873.86	
NET OPERATING INCOME		\$ 130,444.14	Cap Rate: 6.69% Cash-on-Cash: 6.69% DSCR: N/A (no debt)

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

3817 S. ELMWOOD AVENUE
Sioux Falls, SD 57105

Office Building

