



300 W. 22nd Street

Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

- Fully leased 4-plex with four 2-bed, 1-bath units
- Month-to-month leases
- Four garage stalls
- Coin-operated laundry on the lower level
- Landlord pays water, gas, garbage, and common area electric
- Occupancy: 100%
- Building Size: 3,888 SF
- Lot Size: 8,118 SF
- Newer exterior paint and water heater

LOCATION DESCRIPTION

The property is situated in Sioux Falls' All Saints neighborhood, just south of downtown and near major area institutions including Sanford USD Medical Center, Avera McKennan Hospital, Augustana University, and the University of Sioux Falls.

Sale Price	\$380,000
Price Per Unit	\$95,000
Pro Forma Cap Rate	6.60%
NOI	\$25,079



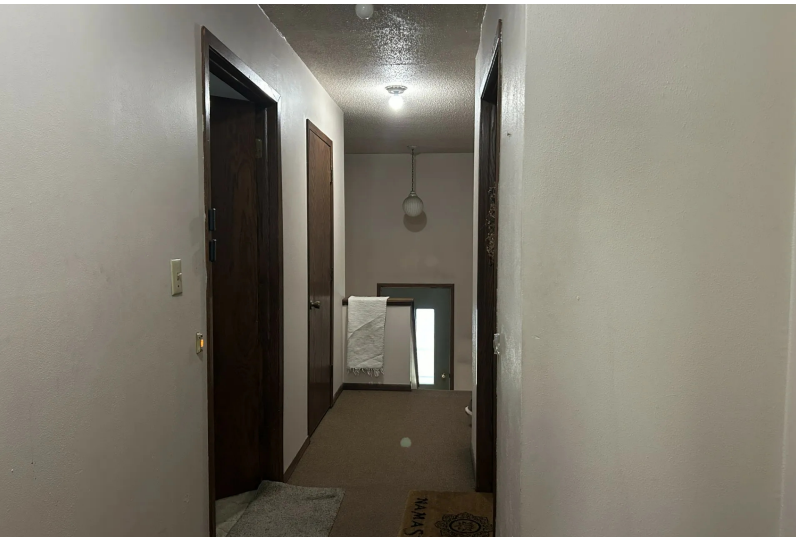
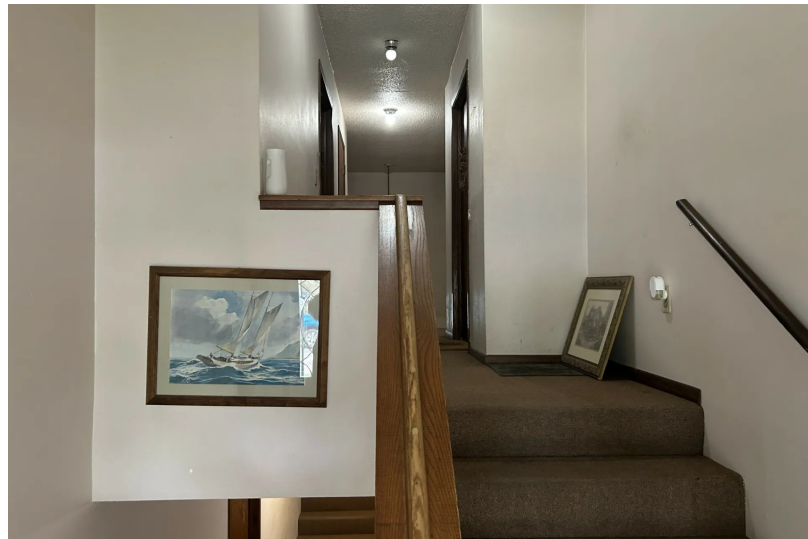
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PHOTOS

300 W. 22ND STREET
Sioux Falls, SD 57105

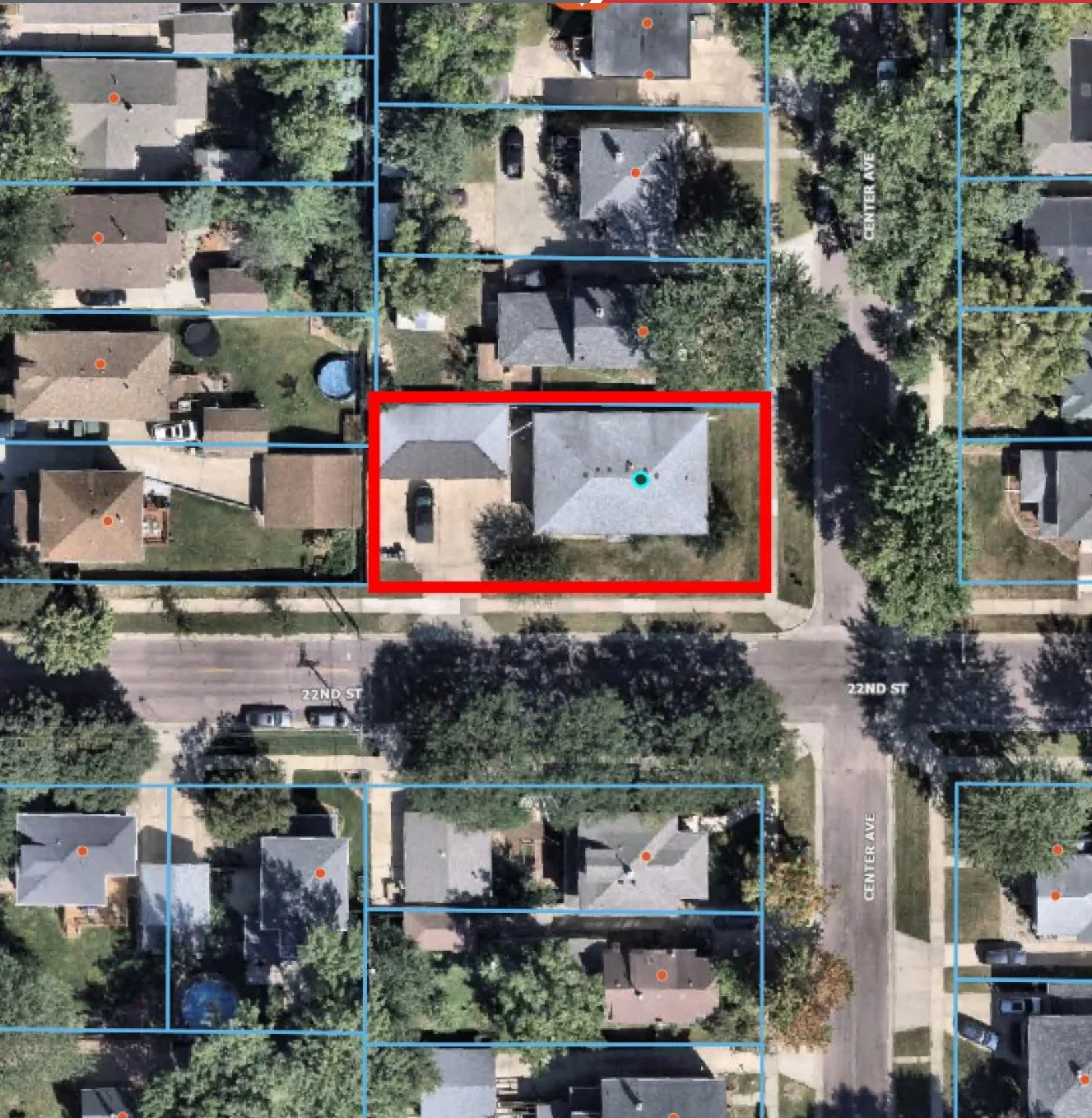
FOR SALE
Multifamily Property



PARCEL

300 W. 22ND STREET
Sioux Falls, SD 57105

FOR SALE
Multifamily Property



LOCATION MAP

300 W. 22ND STREET
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FOR SALE
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