



MONTESSORI WEST DAYCARE BUILDING FOR SALE/FOR LEASE

Lloyd Companies



3314 S. Valley View Rd., Sioux Falls, SD

Property Features

SALE PRICE: \$599,000

LEASE PRICE: \$8.00/sq. ft. Gross + Utilities

- Well known, established daycare facility.
- Highly visible on the corner of 41st & Valley View.
- Perfect for a wide range of office uses.
- Plenty of room to expand the existing parking lot.
- Perfect for the Owner/Occupant that wants visibility on a well known lighted intersection.

Information deemed reliable but not guaranteed

Property Facts

- Year Built: 1985
- Building Sq. Ft.: approx. 8,870 with a 200 sq. ft. loft office
- Land Size: 38,850 sq. ft.
- Lot Dimensions: 210' x 185'
- 210 ft of frontage on 41st St.
- Heating/Cooling Forced Air, A/C
- Asphalt Parking lot
- Legal: Contact Agent
- 2007 Real Estate Taxes: \$14,961.72
- Zoning RS-2

Contact Information



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