

For sale:

River Run Apartments
701 S Lyons Avenue
705 S Lyons Avenue
801 S Lyons Avenue
805 S Lyons Avenue
809 S Lyons Avenue
815 S Lyons Avenue
Sioux Falls SD 57107

List Price: \$2,686,716

Property Information:

Total Building Square Footage: 53,588
Year Built: 1994
Total Units: 48
Land Size/Square Feet: 119,790 square feet or 2.75 acres
2014 Real Estate Taxes, payable in 2015 - \$40,764

Property Summary:

River Run is located on the northeast corner of Lyons and Edmund Avenues, just south of W 12th Street and consists of 48 units in 6 two story buildings. The unit mix includes 8 one-bedroom, one-bathroom units, 17 two-bedroom, two bathroom and 23 three-bedroom, two bathroom units. One and two bedroom units are approximately 850 square feet and the three bedroom units are approximately 1,100 square feet.

The units include central air, breakfast bar, cable ready, dining room, dishwasher, eat in kitchen, extra storage, high speed internet, master bedrooms, mini-blinds and in-unit washer and dryer.

Community amenities include playground, close proximity to public transportation, separate outside entrances, storage space and detached garages (28 garages in six individual buildings).

Tenants are responsible for electric, cable and phone. Landlord is responsible for gas, water, sewer, trash, snow removal and lawn care.

Unit mix includes:

8-1BR
17- 2BR units
23- 3BR units

