

## 41st St & SD100

SW Corner of 41 St. & Hwy. 11 Sioux Falls, SD,



## FOR SALE

### Price

\$12 / Square Foot

**Addl. Pricing:** Can be subdivided.

### Details

**Type:** Land, Investment

**Available:** Immediately

**Zoning:** C-4 Commercial

**Lot Description:** Corner

**Lot Improvements:** Storm Drain

**Road Frontage:** State, City

**Water:** City At Site

**Sewer:** City Sewer

**Utilities:** City Gas, Electricity, Telephone Lines, Storm Sewer

**Restrictions/Easements:** Recorded Plat, Easement Right Of Way

**Documents on File:** Legal Description, Survey, Topography Map, Aerial Photo, Right of Way

**Possession:** Immediate

5.5 acres on the SouthWest corner of 41st Street & SD Highway 11, which will become the new SD100, expected to connect to I-90 in 2018/19.

This is an at-grade intersection on the new SD100 beltway.

Fantastic commercial property on the rapidly growing East side.

Great location for car dealer, strip center, restaurant, hotel, medical center, etc.

Water & sewer stubbed to the site. Can be sub-divided.

Neighbors include KumNGo Convenience Store, Harr-Lemme Real Estate Office, Sport Games Gym, and Harmodon Park Ballfields.

Ownership group consists of licensed brokers.



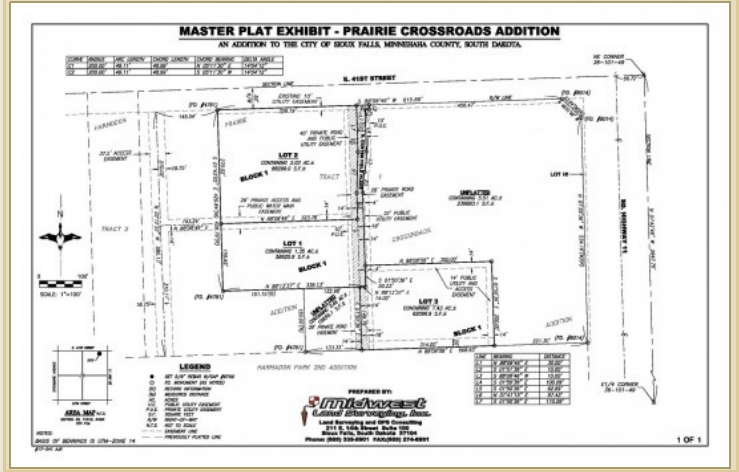
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Information deemed reliable but not guaranteed

**Additional Photos**



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