



## 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.



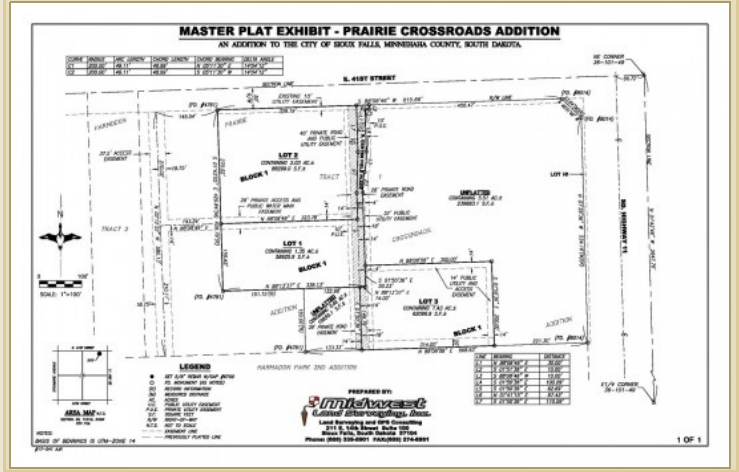
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Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed



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