

## 69th & Louise Commercial/Retail Land

## SALE/LEASE

6301 S Louise Ave (a portion of) Sioux Falls, SD, 57108



Fantastic Commercial Lot Near SW Corner of 69th St & Louise Ave. Landlord will consider sale, lease, or build to suit options. Fast paced, rapidly growing area near both I-29 & I-229 Interstates. Located directly across the street from the proposed Avera Medical Center Near the proposed future 85th & I-29 interchange. Many new hotels, restaurants, shopping, and medical facilities nearby. Culvers is neighbor to the north. SilverStar Car Wash is the neighbor to the South. One of the last great retail parcels available in this desirable area.

The lot is 337' deep x 115' frontage (confirm with final plat) or 38,786 sq. ft. Priced at \$27.50 psf is \$1,066,615 for the land.

Prospective Tenants: Please see the attached concept plan allowing for up to a 9,000 sq. ft. building which could be home to one or multiple tenants. Lease rate estimated at \$20 psf with a \$25 psf built out allowance. Here's your chance to get a great location and lease a brand new building designed specifically for you.

### Price

**Price:** Price at \$27.50 psf or \$1,066,615. or build to suite lease at \$20 psf

### Details

**Type:** Land, general-commercial, Retail, Investment

**Space Available:** 9,000 sq. ft.

**Lot / Land Area:** 38,786 sq. ft.

**Available:** Immediately

**Zoning:** C-3 Community Commercial

**Traffic Counts:** 27,500 cars per day (2014)

**Road Surface:** Asphalt

**Lot Improvements:** Curbs and Gutters, Sidewalks

**Road Frontage:** City

**Water:** City At Site

**Sewer:** City Sewer

**Utilities:** City Gas, Electricity

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

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

**Possession:** Immediate



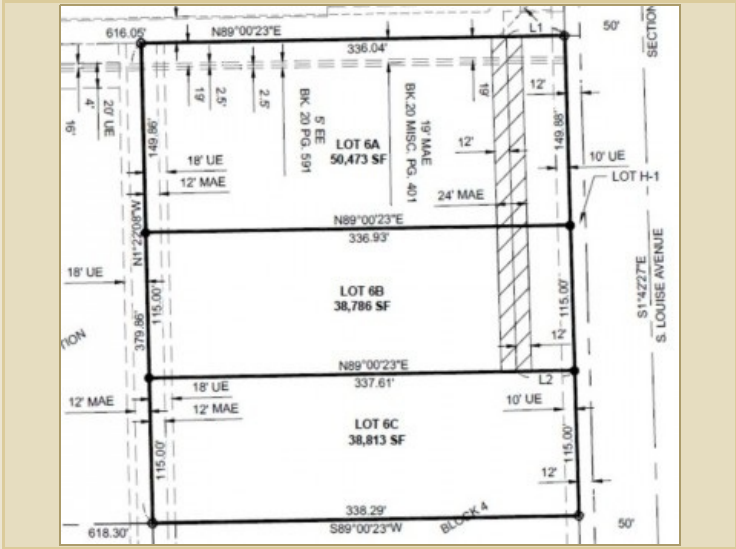
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Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed