



Commonland Commercial Land

Southwest corner of Louise & 85th Street Sioux Falls, SD, 57108



Legal Desc.: Platinum Valley 3rd Addition, Block 3 Lincoln County
Corner of Louise Avenue & 85th Street, Sioux Falls, SD.

Shared road access easement on South side of parcel.

Information deemed reliable, but not guaranteed.

FOR SALE

Price

\$12 / Square Foot

Addl. Pricing:

Details

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

Lot / Land Area: Approx. 118,000 sq. ft.

Available: Immediately

Zoning: C-4 PD

Total EXP: TBD

Lot Description: Corner

Road Frontage: City

Crops: None

Water: City At Site

Sewer: City Sewer

Utilities: Electricity

Restrictions/Easements: Recorded Plat

Flood Plain: No

Fencing: None

Additional Structures: None

Showing Instructions: Call Broker

Possession: Immediate

Will Sell: Cash

New & growing area in southern Sioux Falls. Sanfords new research center will be located 1/4 mile to the West.

Good access to 85th Street as well as Louise Avenue. Will have a signalized light at the corner. Water and Sewer on lot.

D.O.T. is potentially building an interchange at 85th and I-29. Good for Strip Mall, retail or office - high traffic area.

Many new apartment buildings in area.

118.060 SF +/-



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