



## 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 +/-



**Kirby Proehl**

5735 E 41st Street  
Sioux Falls, SD 57110  
Cell: 605-366-8030  
Fax: 605-371-1560  
kirby@harr-lemme.com



**Kent Huisken**

5735 E 41st Street  
Sioux Falls, SD 57110  
Cell: 605-351-3525  
Fax: 605-371-1560  
KentHuisken332@gmail.com

Information deemed reliable but not guaranteed