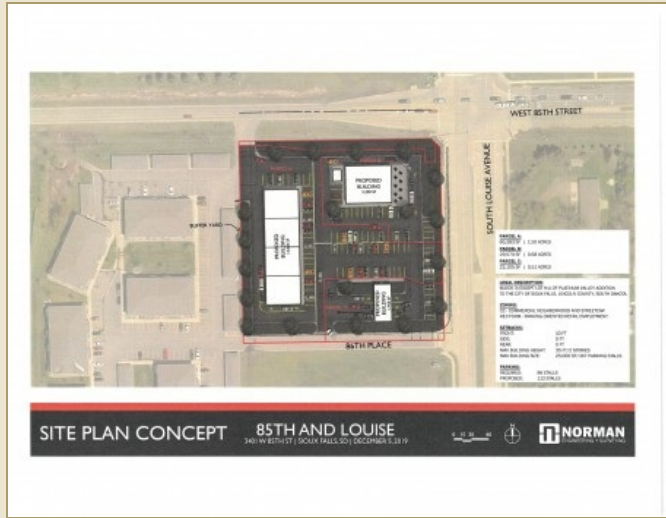


Commonland Strip Centers 85th and Louise Ave.

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



New strip center to be built at 85th and Louise Avenue.
 See attached site plan of the new strip centers and a small retail or bank building on the corner.
 \$25.00 per square foot buildout allowance.
 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

\$17.50 / Square Foot
Addl. Pricing: NNN

Details

Type: Land, general-commercial, Retail, Office
Lot / Land Area: Approx. 118,000 sq. ft.
Available: Immediately
Zoning: C-4 PD
Total EXP: TBD
Stories: 1
Baths: 3+
Parking: On Site, Paved
Parking Capacity: 51+
Construction: Frame
Roof: Rubber
Heat: Central
Air Conditioning: Central
Services: Sanitation Sewer, Natural Gas, Curb/Gutter, Bus, City Water
Safety Features: Sprinkler
Showing Instructions: Call Broker
Possession: Negotiable
Access: City Street
Road Surface: Asphalt, Asphalt
Disability Access: Handicapped Parking, Level Lot
 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
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 Fax: 605-371-1560
 kirby@harr-lemme.com

Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed



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