

MG Enterprise West, LLC Commercial Land

12th and Sertoma Ave. (SW corner) Sioux Falls, SD, 57104



Highly visible commercial parcel located at the southwest corner of 12th and Sertoma Ave intersection.

The property is available For Sale or Build to Suit. Sertoma Avenue was recently reconstructed between 12th and 26th streets. Sidewalks complete.

Great access potential from Sertoma Avenue. 3.67 acre site with 87,644 SF +/- usable.

Zoned C-4...great for a retail or office user.

Information deemed reliable but not guaranteed.

FOR SALE

Price

\$649,000

Addl. Pricing: or build to suit

Details

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

Available: Immediately

Zoning: C-4

Taxes: \$4,424.40

Road Surface: Asphalt, Asphalt

Lot Description: Corner

Lot Improvements: Sidewalks

Road Frontage: City

Crops: None

Water: City At Site

Sewer: City Sewer

Utilities: City Gas, Electricity, Telephone Lines

Restrictions/Easements: Recorded Plat

Flood Plain: No

Fencing: None

Additional Structures: None

Documents on File: Legal Description

Possession: Negotiable

8,900 vehicles per day (12th Street)

6,100 vehicles per day (Sertoma Ave)

Zoned C-4



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Additional Photos



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