

## Westridge Developers Land

NW Corner of 26th St & Tea/Ellis Road Sioux Falls, SD, 57106



4.49+/- acre parcel

Ellis Road slated for upgrades in 2018....great intersection!

Located in high growth area of western Sioux Falls

Will Subdivide. Zoned C-2

Access off of 26th Street

Information deemed reliable but not guaranteed

One member of the ownership group is a licensed Realtor in S.D.

## FOR SALE

### Price

\$10.50 / Square Foot

**Addl. Pricing:** Terms: Cash (or other terms acceptable to Seller)

### Details

**Type:** Land, general-commercial

**Lot / Land Area:** 4.49 acres

**Available:** Immediate

**Zoning:** C-2

**Taxes:** 5,211

**Lot Description:** Corner

**Water:** City At Site

**Sewer:** City Sewer

**Restrictions/Easements:** Recorded Plat

**Flood Plain:** No

**Fencing:** None

**Additional Structures:** None

**Showing Instructions:** Call Broker

**Will Sell:** Other / See Remarks

Ideal for a C-Store or Pharmacy

7,600 vehicles per day

Great development site

NW corner of intersection

One member of the ownership entity is a licensed Real Estate Broker in the State of South Dakota



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# Additional Photos



Information deemed reliable but not guaranteed