

## Yankton Commercial Land

TBD Broadway Ave. Yankton, SD, 57078



Fantastic commercial parcel fronting on Broadway/Highway 81, the main retail corridor in Yankton, SD.

Abutting neighbors include Holiday Inn Express to the North, Avera Clinic/Hospital to the West, Goodwill Taco Bell, and other restaurants to the South. In the area: Walmart, Menard's, Hy-Vee and national/regional retailers.

City Zoning is B2 Highway Business generally described as retail and office. For full code description of uses visit:

[https://library.municode.com/sd/yankton/codes/code\\_of\\_ordinances?nodeId=CH27ZO](https://library.municode.com/sd/yankton/codes/code_of_ordinances?nodeId=CH27ZO) and scroll to Sec. 27-36. - B-2 highway business district

Traffic counts: 15,650 Total vehicles per day/704 trucks

<http://www.sddot.com/transportation/highways/traffic/docs/TrafficFlowMap.pdf>

Census/Demographics: <http://www.cityofyankton.org/get-public-documents/community/census-demographics>

Retail, Restaurant, Hotel Independent Market Studies:

- [Yankton Retail and Tourism-Driven Market Assessment](http://www.cityofyankton.org/home/showdocument?id=310) (2015)
- [Feasibility Analysis for Retail, Restaurants, and a Hotel](http://www.cityofyankton.org/home/showdocument?id=1117) (2016)

Additional Resources: [www.cityofyankton.org](http://www.cityofyankton.org)



### Kent Huisken

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## FOR SALE

### Price

\$297,000

**Addl. Pricing:** \$2.50 per sq. ft.

### Details

**Type:** general-commercial

**Lot / Land Area:** 2.73 acres

**Available:** Immediately

**Zoning:** B2 Highway Business

**Taxes:** \$3,994

**Traffic Counts:** 15,650 vehicles per day (704 trucks)

**Services:** Sanitation Sewer, Natural Gas, Curb/Gutter, City Water

**Terms:** Cash

**Possession:** Immediate

**Access:** City Street

**Lot Improvements:** Curbs and Gutters, Storm Drain

**Road Frontage:** State, City

**Water:** City At Site

**Sewer:** City Sewer

**Utilities:** City Gas, Electricity

**Restrictions/Easements:** Recorded Plat

**Documents on File:** Legal Description, Survey, Topography Map, Aerial Photo

**Possession:** Immediate

**Will Sell:** Cash

**Disclosure:** Agent / Owner is a SD Licensed...

One or more owners of this property are licensed real estate agents in South Dakota

Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed