

Yankton Commercial Land

TBD Broadway Ave. - NEW PRICE Yankton, SD, 57078

Commercial Land For Sale In Yankton, SD
~240' On Broadway Ave/Hwy 81
2.73 Acres/118,919 sq.ft.
Utilities at/near site
\$274,000 - \$2.30/sq.ft.

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SUBJECT

Broadway Ave/Hwy 81

Kent Huisken, Harr-Lemme Real Estate, Inc.
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Cell: 605-351-3525

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 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](#) (2015)
-<http://www.cityofyankton.org/home/showdocument?id=310>
- [Feasibility Analysis for Retail, Restaurants, and a Hotel](#) (2016)
-<http://www.cityofyankton.org/home/showdocument?id=1117>

Additional Resources: www.cityofyankton.org

FOR SALE

Price

\$274,000

Addl. Pricing: \$2.30 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

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



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Information deemed reliable but not guaranteed

Additional Photos



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