



Valley View Land
7101 & 7201 W. 12th Street
Sioux Falls, SD 57107



List Price: \$814,138.50 (\$5.25/sq. ft.)

Property Information

Lot Size/Sq. Ft.: 155,074
 Zoning: C-4
 Legal Description:
 7101 Tract 1, Kuehn Addition to the City of S
 Sioux Falls, Minnehaha County, South
 Dakota.
 7201 The north 32 rods of the east 10 rods
 of the NW1/4 of the NE1/4 of Section
 22, T101N, R50W of the 5th PM,
 Minnehaha County, South Dakota
 Real Estate Taxes: \$5,562.28

Property Summary

- ◇ Two lots with a combined site area of 3.56 acres lo-
 cated on the southwest corner of West 12th Street &
 Sertoma Avenue.
- ◇ Corner location with excellent commercial exposure.
- ◇ Approximately 430.05' of frontage on Sertoma Ave-
 nue and 340.08' of frontage on W. 12th Street.
- ◇ Access to sewer, water, electric, natural gas and
 telephone.
- ◇ 50' sanitary easement in the southern portion of the
 site as well as a 10' utility easement along both
 street frontages.
- ◇ Traffic count for W. 12th & Sertoma is 14,600 vehi-
 cles per day.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact
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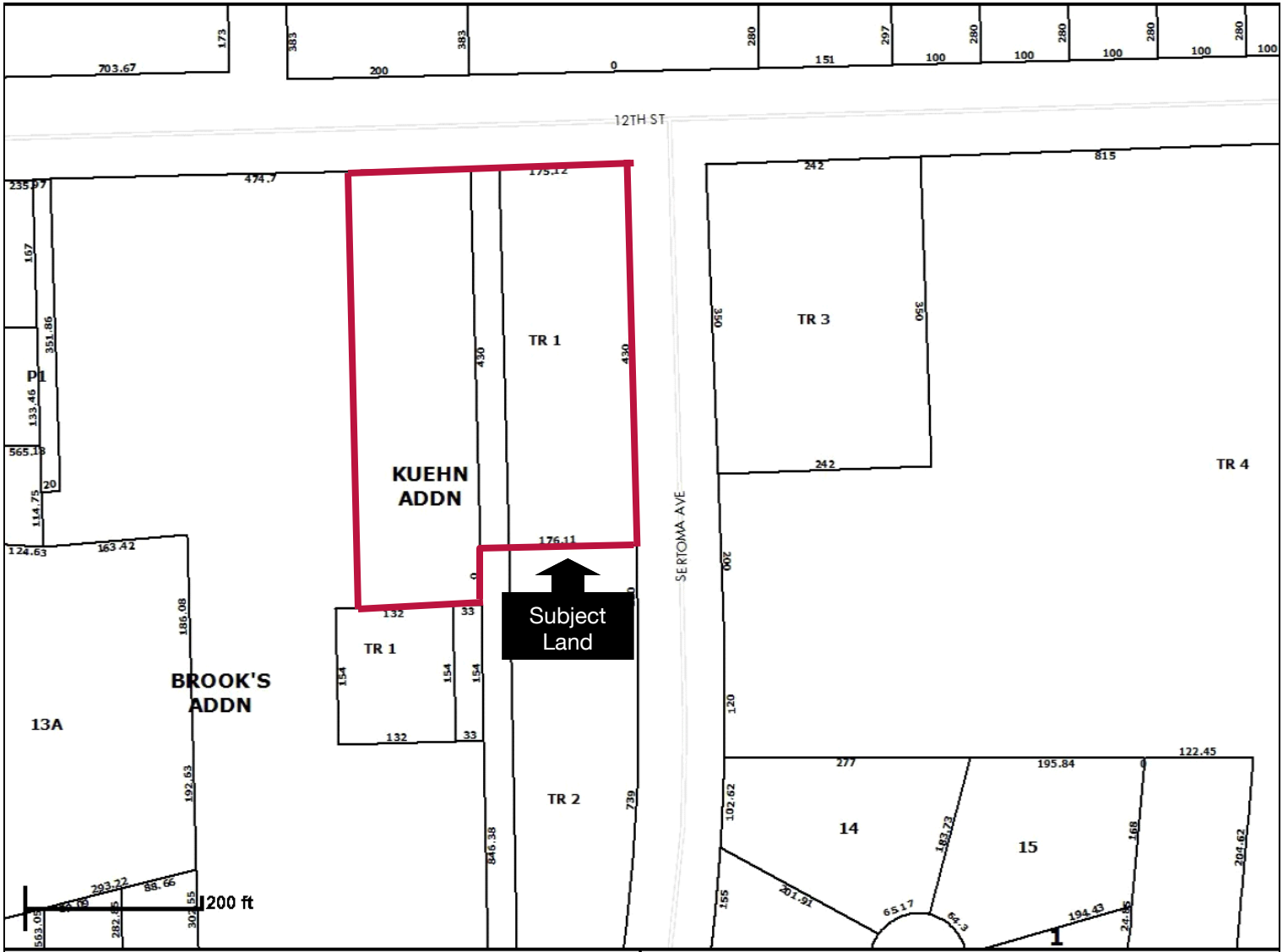
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Commercial Real Estate Services, Worldwide.

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Plat Map



Aerial View



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