

**For Sale**  
**Northridge Addition**  
**2801 N. Career Avenue**  
**Sioux Falls SD 57107**

List Price: \$2.95/sq. ft. - Parcel 1  
 \$4.95/sq. ft. - Parcel 2

**Property Information**

Land Size/Acre:  
 Parcel 1: 4.05  
 Parcel 2: 4.09  
 Dimensions: Irregular  
 Zoning:  
 Parcel 1: RD  
 Parcel 2: O/RD  
 Legal Description: Tract 3, Northridge Addition  
 Real Estate Taxes: \$8,252

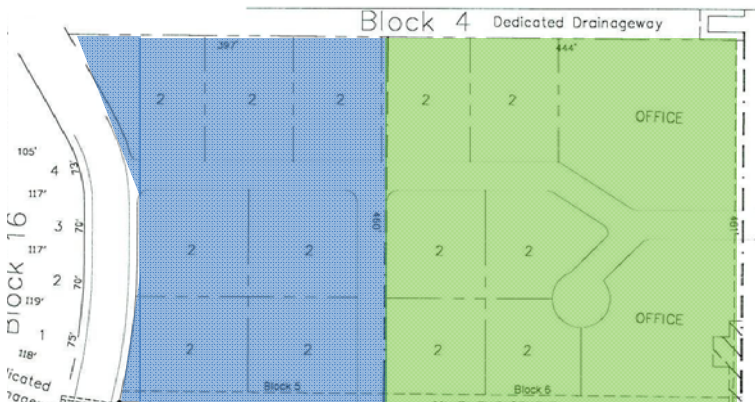
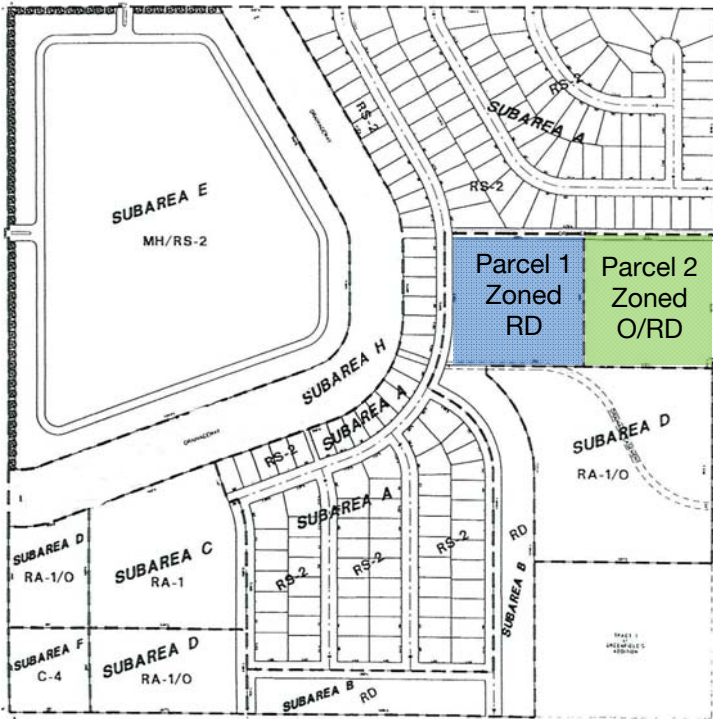
**Property Summary**

- ◇ Approximately 8.14 acres to be developed as office and twin home lots.
- ◇ Parcel 1 is approximately 176,418 sq. ft. and is available for \$2.95/sq. ft.
- ◇ Parcel 2 is approximately 178,160 sq. ft. and is available for \$4.95/sq. ft.
- ◇ Located on Career Avenue just north of Maple Street.
- ◇ Excellent access to I-29.
- ◇ Near Southeast Technical Institute, Lodgenet, University Center, PREMIER Bankcard, Esurance .

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 information**

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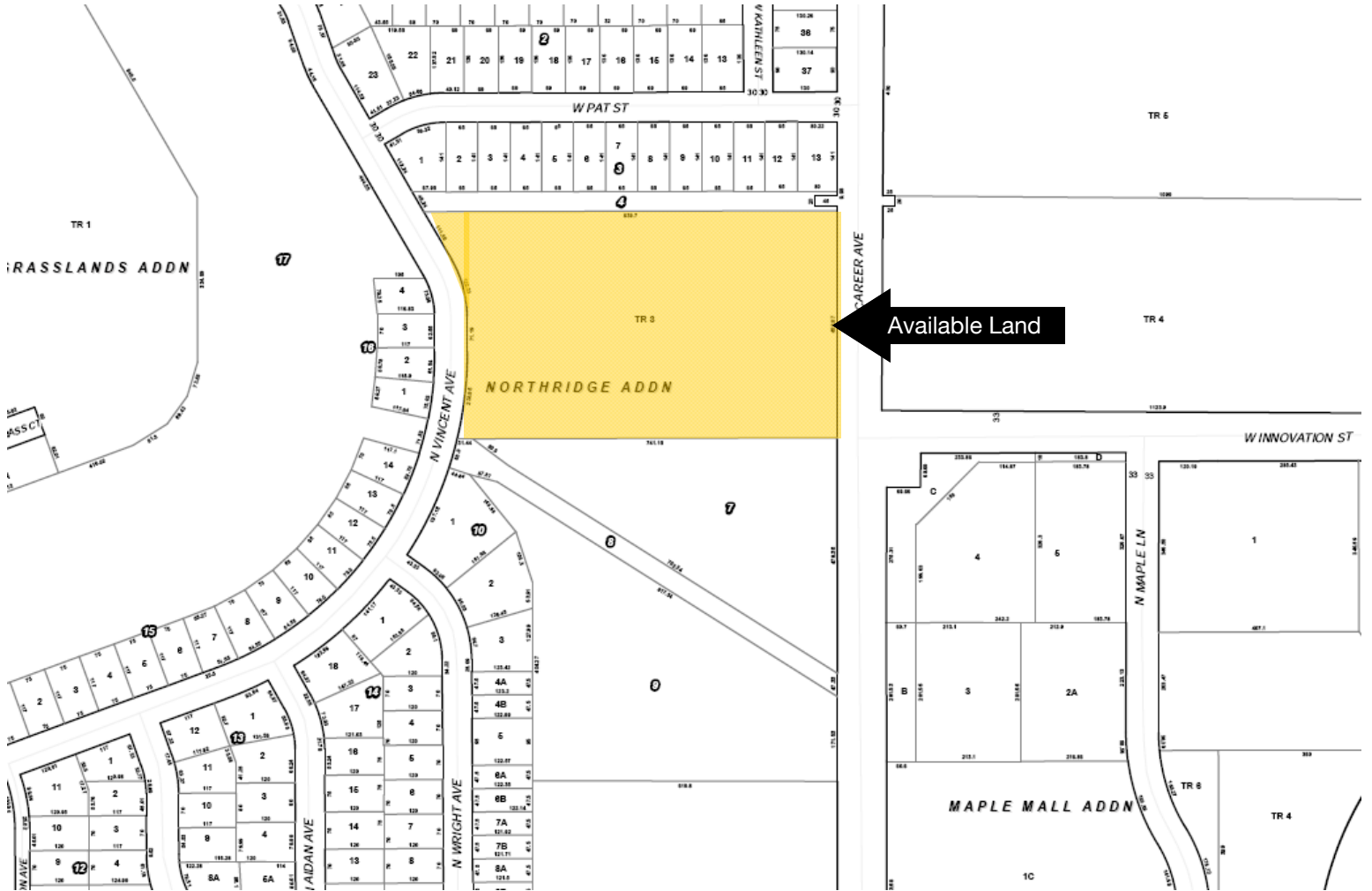


The above site plan is a suggested layout of office and multi-family lots



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# Plat Plan



# Aerial View

