

For Sale
South Minnesota Avenue Land
 6709 S. Minnesota Avenue
 Sioux Falls, SD 57108



List Price: \$1,200,000

Property Information

Land Size Sq. Ft.: 163,817
 Dimensions: 378.05 X 353.92 X 200.97 X 272.58 X 189.08 X 524.12
 Zoning: PD
 Real Estate Taxes: \$16,014.186
 Special Taxes: \$ 452.68
 Total Taxes: \$16,467.54
 Legal: Replat of Lot 3A, Lot 3D, Block 15, Prairie Meadows 2nd Addition

Property Summary

- ◇ Premier office land location on S. Minnesota Avenue just north of E. 77th Street.
- ◇ 353.92' of frontage on S. Minnesota.
- ◇ 2009 Traffic Count is 7,500 vehicles/day.
- ◇ Neighbors include Wellspring Therapy Center, Kouri Insurance, Ophthalmology, Ltd, May Johnson Law Firm, Strategic Mortgage, Siouxland Oral & Maxillo-facial Surgery, Excel Chiropractic, and Sioux Falls Center for Reconstructive Surgery.
- ◇ Easy access to 69th & 85th Streets.
- ◇ Can be divided. South dog leg can be sold separately.
- ◇ Carry back and terms available.

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.



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