

For Sale

B & W N. Main Land

1028 & 1030 N. Main Avenue  
Sioux Falls, SD 57104

Owner will consider CFD



List Price: \$80,000

### Property Information

Total Land Size Sq. Ft.: 29,535  
1208 Sq. Ft.: 13,310  
1030 Sq. Ft.: 16,225  
Zoning: RD  
Total Real Estate Taxes: \$1,152.05  
1028: \$ 776.12  
1030: \$ 375.93  
Legal Description: 1/2 VAC alley & Lot 1 & 2, Block 4  
Summit Addition

### Property Summary

- ◇ Two lots located at the intersection of N. Main and W. Brookings Street.
- ◇ 1028 N. Main is 13,310 sq. ft. and has a 1,056 sq. ft. concrete block building.
- ◇ 1030 N. Main is a 16,225 sq. ft. bare lot.
- ◇ 99' of combined frontage on N. Main Avenue.
- ◇ Many mature shade trees.
- ◇ Next door to Tower Park.
- ◇ Opportunity for redevelopment or investment property.
- ◇ Close to the Phillips to the Falls development, downtown, St. Joseph's Cathedral and Hawthorne Elementary.

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

**Mike Orr, Broker Associate**

NAI Sioux Falls

101 N. Main Avenue, Suite 213

Direct: 605-444-7125

Fax: 605-357-7102

Cell: 605-370-9951

Email: [morr@naisiouxfalls.com](mailto:morr@naisiouxfalls.com)

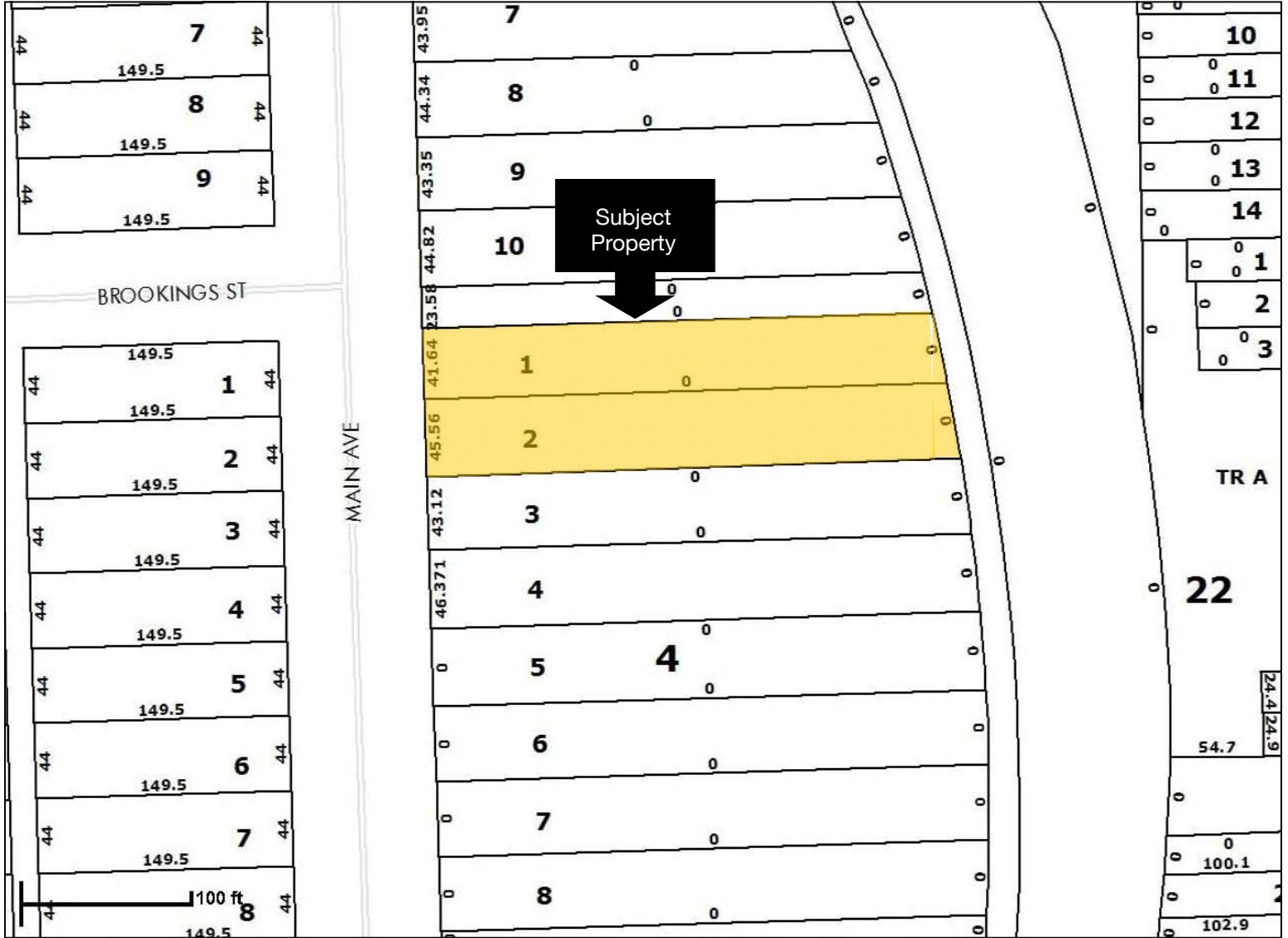
Web: [www.naisiouxfalls.com](http://www.naisiouxfalls.com)



**NAI** Sioux Falls

Commercial Real Estate Services, Worldwide.

# Plat Map



# Aerial View

