

## 3.23 - 9.035 Acres I-1 Land



## N. Lewis Avenue & 39th Street N. Sioux Falls, SD 57104

### Property Features

- Lot A: 3.23 acres (140,804 sq. ft.)
- Lot B: 6.075 acres (264,547 sq. ft.)
- Total: 9.035 acres (405,351 sq. ft.)
- Zoning: I-1

### Pricing

- Lot A: +/- \$509,301 (\$3.90/sq. ft.)
- Lot B: +/- \$862,161 (\$3.25/sq. ft.)
- Blended: \$3.50/sq. ft.

### Location

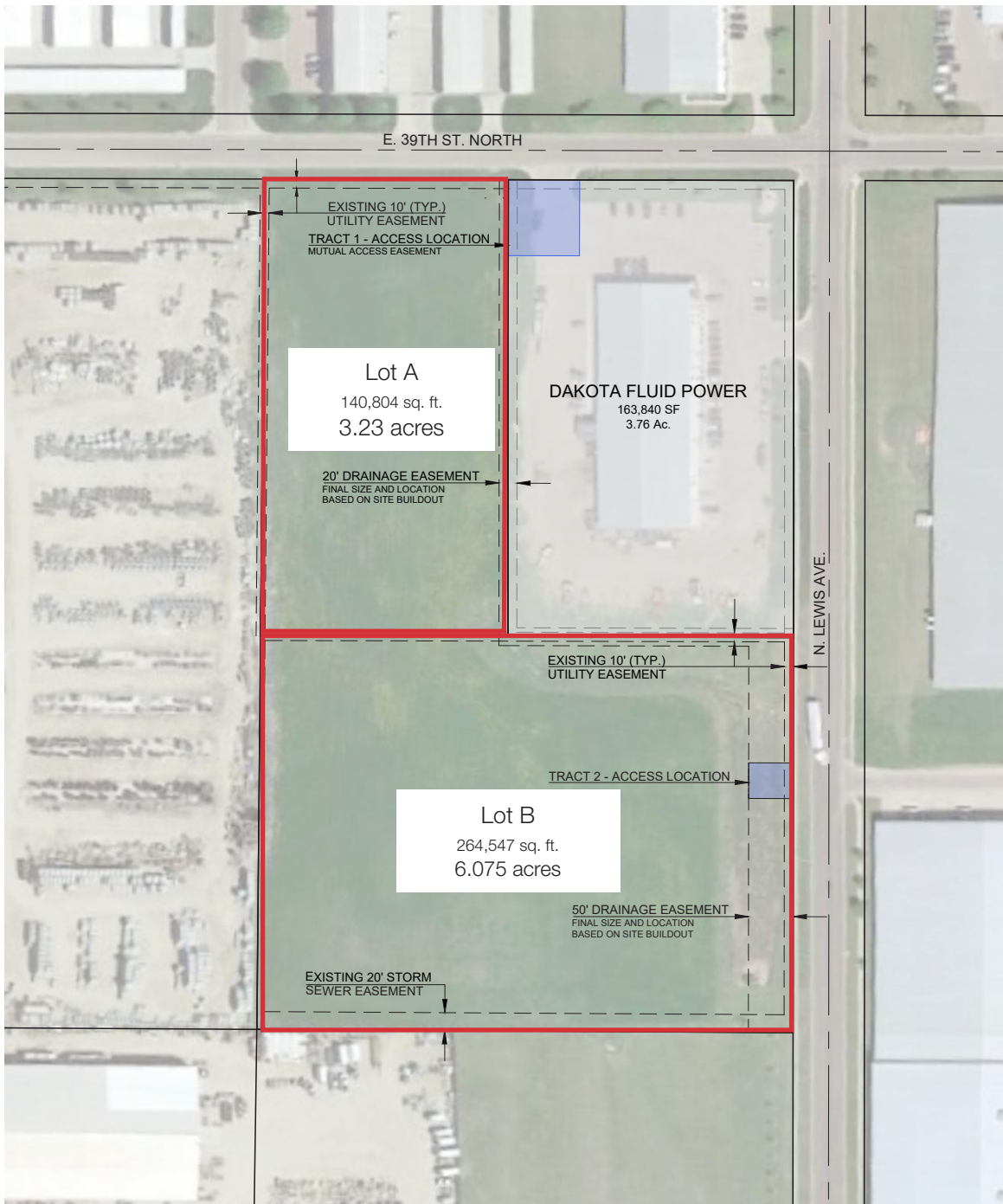
- Located east of N. Cliff Avenue on E. 39th Street N.
- Area neighbors include: Dakotaland AutoGlass, Dakota Fluid Power, Dakota Supply Group, Nordica Warehouse, Tractor Supply, Ben's Bargain Barn Tire Center, Dakota Wall Systems, Casco Storage Units, Empire Motorsports



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# FOR SALE



3409 N. LEWIS AVENUE

PREPARED: APRIL 29, 2021

\*ALL BOUNDARY INFORMATION SHOWN IS APPROXIMATE AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES

**NA** Sioux Falls



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FOR SALE



North Cliff Avenue

Benson Road

Western Provisions, Inc.

Hancock

E 39th Street N

229

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Sioux Falls, SD 57105  
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