# **N**Sioux Falls

# FOR SALE

### 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/sg. ft.

#### Location

- Located east of N. Cliff Avenue on E. 39th Street N.
- Area neighbors include: 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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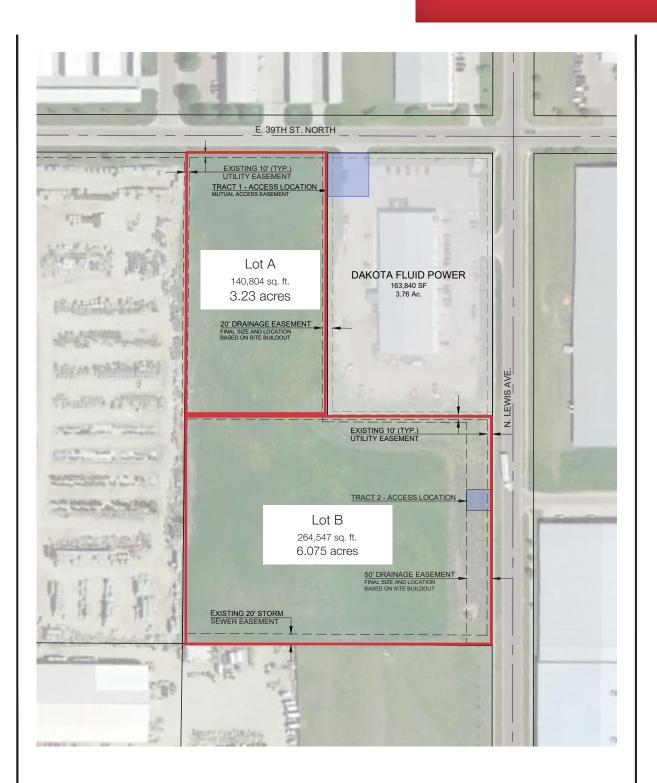
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#### 3409 N. LEWIS AVENUE PREPARED: APRIL 29, 2021

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



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