



## Silver Maple Circle Land

6200 E. Silver Maple Circle, Sioux Falls, SD

### Property Features

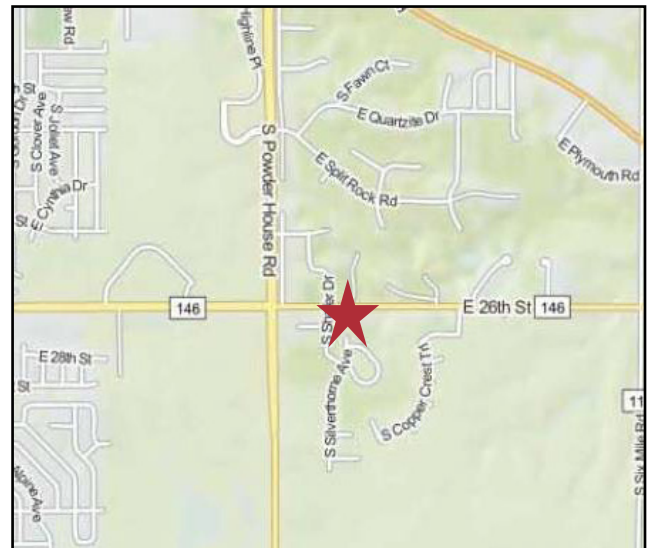
- Lot size: 70,132 sq. ft. (1.61 acres)
- Approximately 334' of frontage on E. 26th Street and 210' of frontage on Shafer Avenue
- Excellent parcel for commercial use - small office park development
- Zoning: C-2
- Easy access to Hwy 11 and E. 26th Street
- Proposed rendering for a 10,048 sq. ft., 4 tenant office building

### Pricing

- List price: \$630,925 (\$9.00/ sq. ft.)
- 2017 Real Estate Taxes: \$8,613.71

### Location

- Easy access to Highway 11 and E. 26th Street
- Area neighbors include: Dawley Farms, Rosa Parks Elementary, First Dakota National Bank, Tallgrass Wealth Management, Copper Creek Development
- 2017 traffic count on Veterans Parkway: 11,400 vpd



**Dennis Breske, CCIM, SIOR**

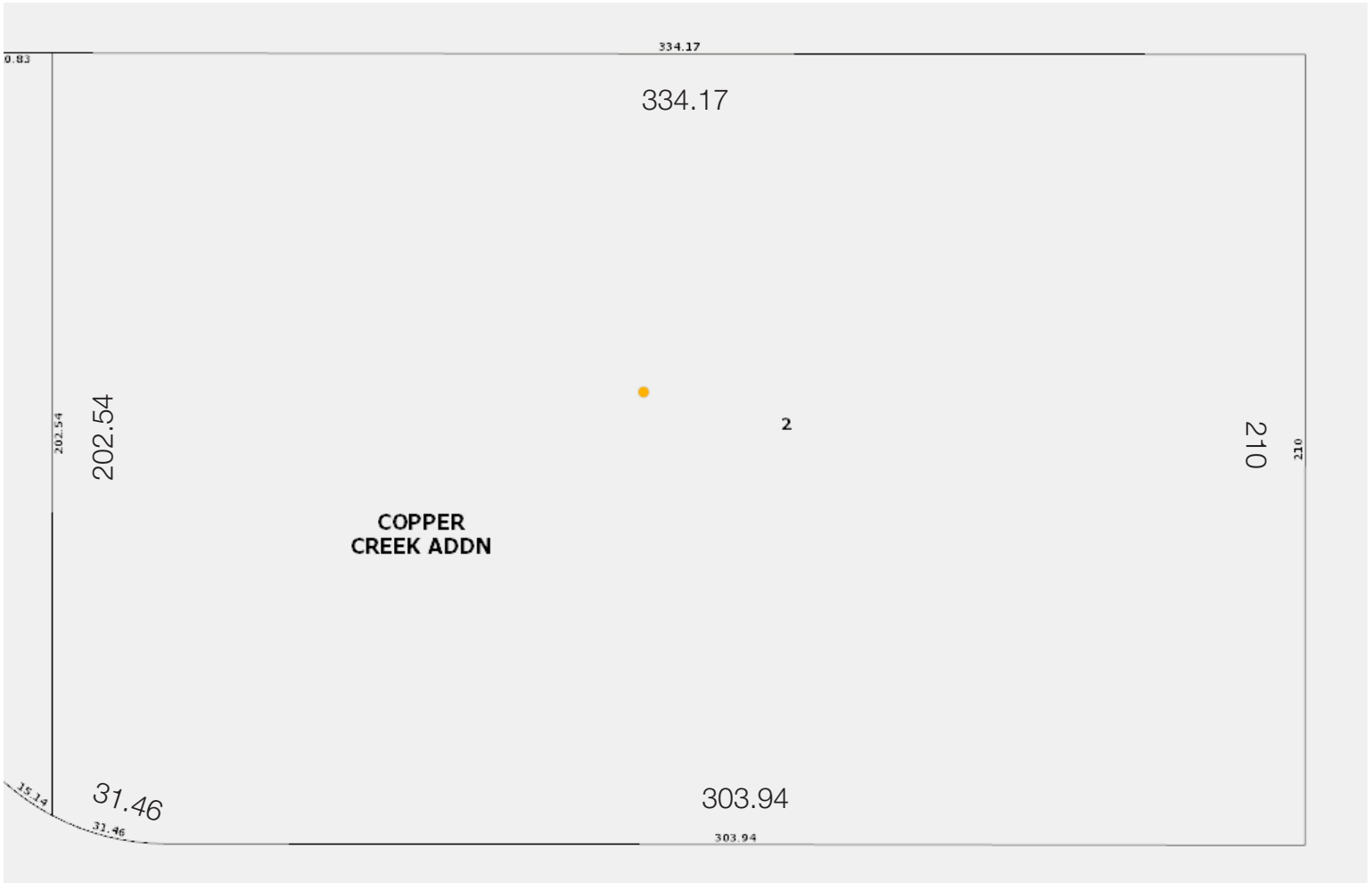
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For Sale  
Development Land





For Sale  
Development Land



Proposed

For Sale  
Development Land

