

### Light Industrial Land



**2216 N. North Drive**  
Sioux Falls, SD 57104

#### Property Features

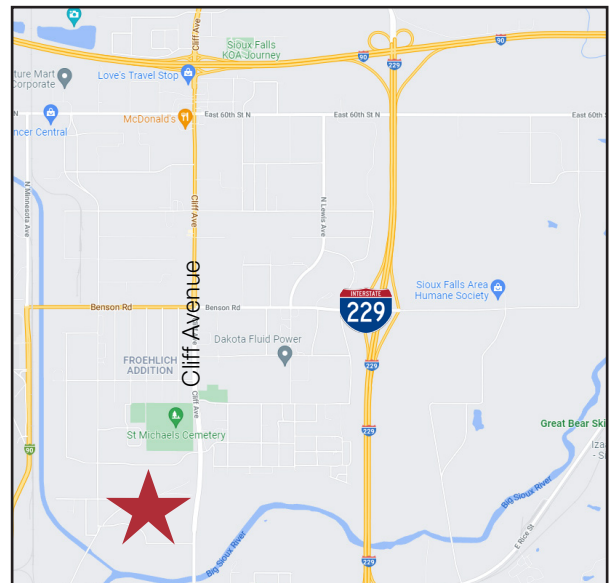
- Total lot size: +/-2.62 acres (114,169 sq. ft.)
- Buildable/graded area: Approximately 44,740 sq ft
- Zoning: I-1
- Recently graded

#### Pricing

- List price: \$300,000 (\$2.63 per sq ft)
- 2020 Real Estate Taxes: \$1,630.30

#### Location

- Located off of N. 4th Avenue
- Area neighbors include: Rock Garden Nursery & Landscaping, Dakota Detailing, Sioux Falls Crane and Hoist, Sioux Falls Household Hazardous Waste Facility, Habitat for Humanity ReStore



**Gregg Brown, MBA, SIOR**  
Senior Vice President

605 906 0394 • [gbrown@naisiouxfalls.com](mailto:gbrown@naisiouxfalls.com)

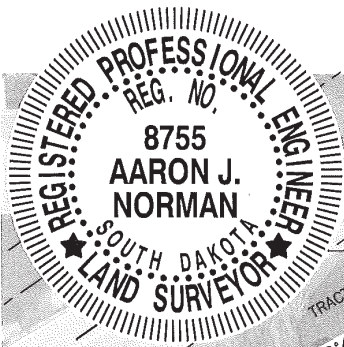
Looking south



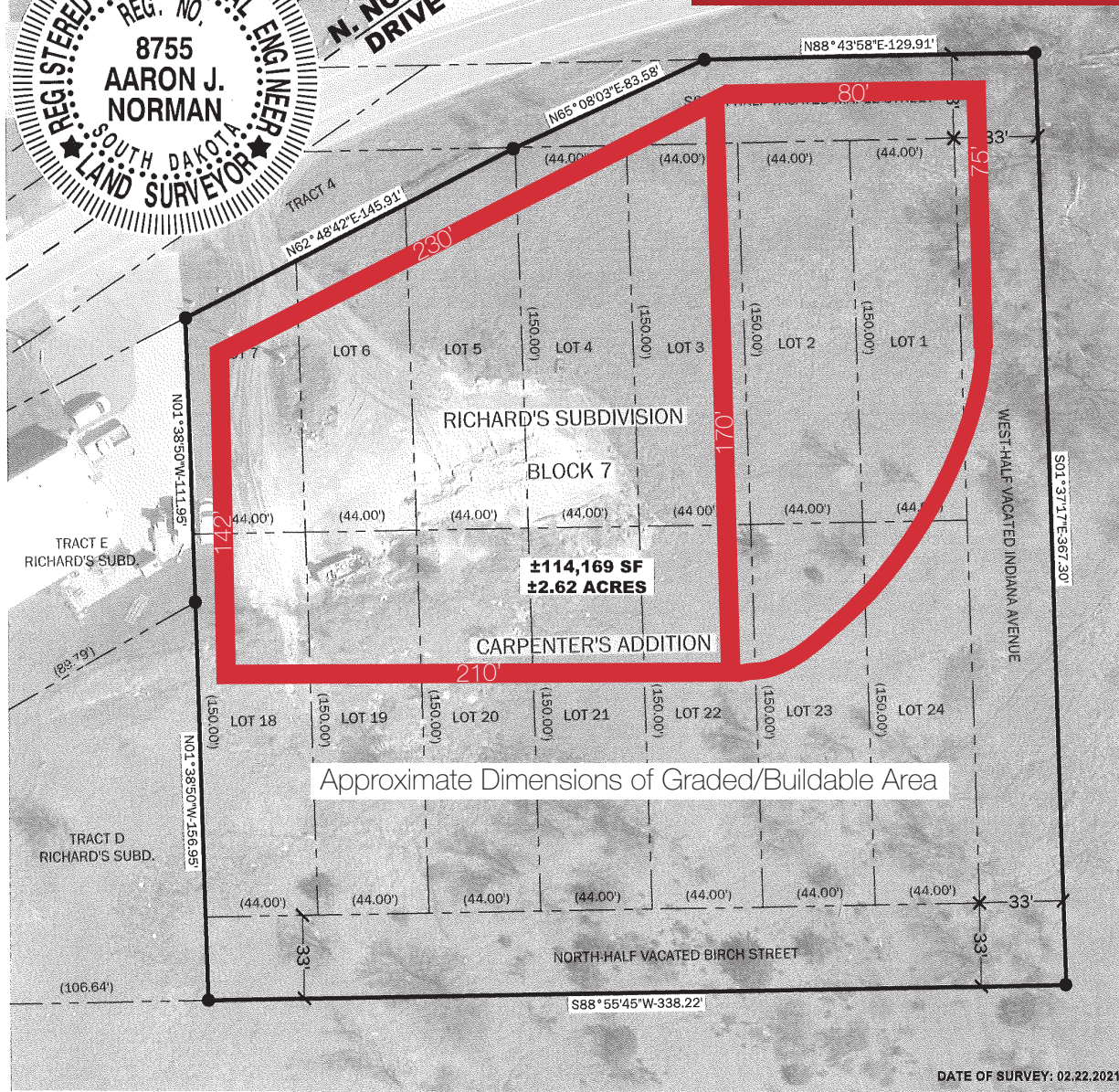
Looking north



FOR SALE



N. NORTH DRIVE



**ADDRESS**

KEITH SWENSON  
2216 N. NORTH DRIVE  
SIOUX FALLS, SD 57104


**LEGEND**

- PROPERTY LINE
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER

**LEGAL DESCRIPTION**

PORTION OF LOTS 1 THROUGH 7 AND LOTS 18 THRU 24, ALL INCLUSIVE, LYING SOUTH OF TRACT 4 OF THE COUNTY AUDITOR'S SUBDIVISION OF BLOCK 7 OF CARPENTERS ADDITION, ALL IN RICHARD'S SUBDIVISION OF BLOCK 7 OF CARPENTER'S ADDITION TO SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA, AND THE WEST ONE-HALF OF VACATED INDIANA AVENUE LYING ADJACENT THERETO, THAT PORTION OF THE SOUTH ONE-HALF OF VACATED MAPLE STREET LYING SOUTH OF NORTH DRIVE AND ADJACENT TO LOTS 1 THROUGH 5, AND THE NORTH ONE-HALF OF VACATED BIRCH STREET LYING ADJACENT THERETO

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

BY  02.23.2021  
AARON J. NORMAN, PE/LS 8755 (DATE)



**2216 NORTH NORTH DRIVE**  
**PORTION OF BLOCK 7 CARPENTER'S ADDITION**

**NORMAN**  
ENGINEERING + SURVEYING  
3800 WEST 53RD STREET  
SIOUX FALLS, SD 57106  
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C:\PROJECTS\SURVEY PROJECTS\2019\19.01.008 - KEITH SWENSON NORTH DRIVE REPLAT\19.02.008 - PLAT.DWG



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FOR SALE

