

## Commercial Land



## 4511 W. 41st Street

Sioux Falls, SD

### Property Features

- Rare infill land opportunity off 41st Street
- 1.68 acres (73,386 sq. ft.)
- Zoning: C-3 Community Commercial
- Restaurant, hotel, or strip mall possibilities
- Highly visible location with frontage along 41st Street and I-29 on-ramp

### Pricing

- List price: \$1,100,000 (\$15.00/ sq. ft.)
- 2022 Real Estate Taxes: \$13,487.26

### Location

- Property has 206' of frontage along 41st Street and 274' along the I-29 on-ramp
- Combined daily traffic count of 75,459 vehicles (41st Street & I-29)

For more information:

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Senior Vice President

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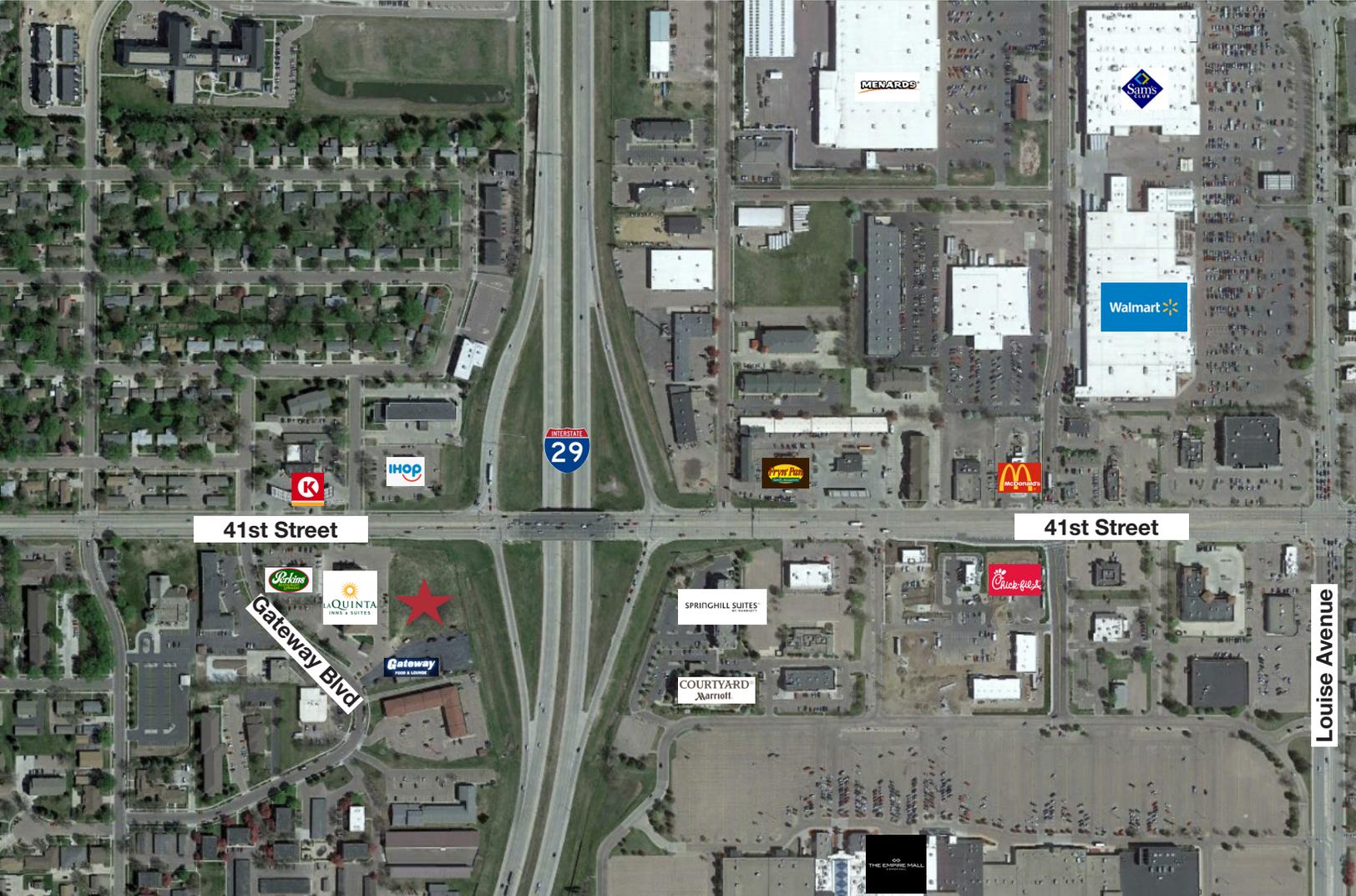
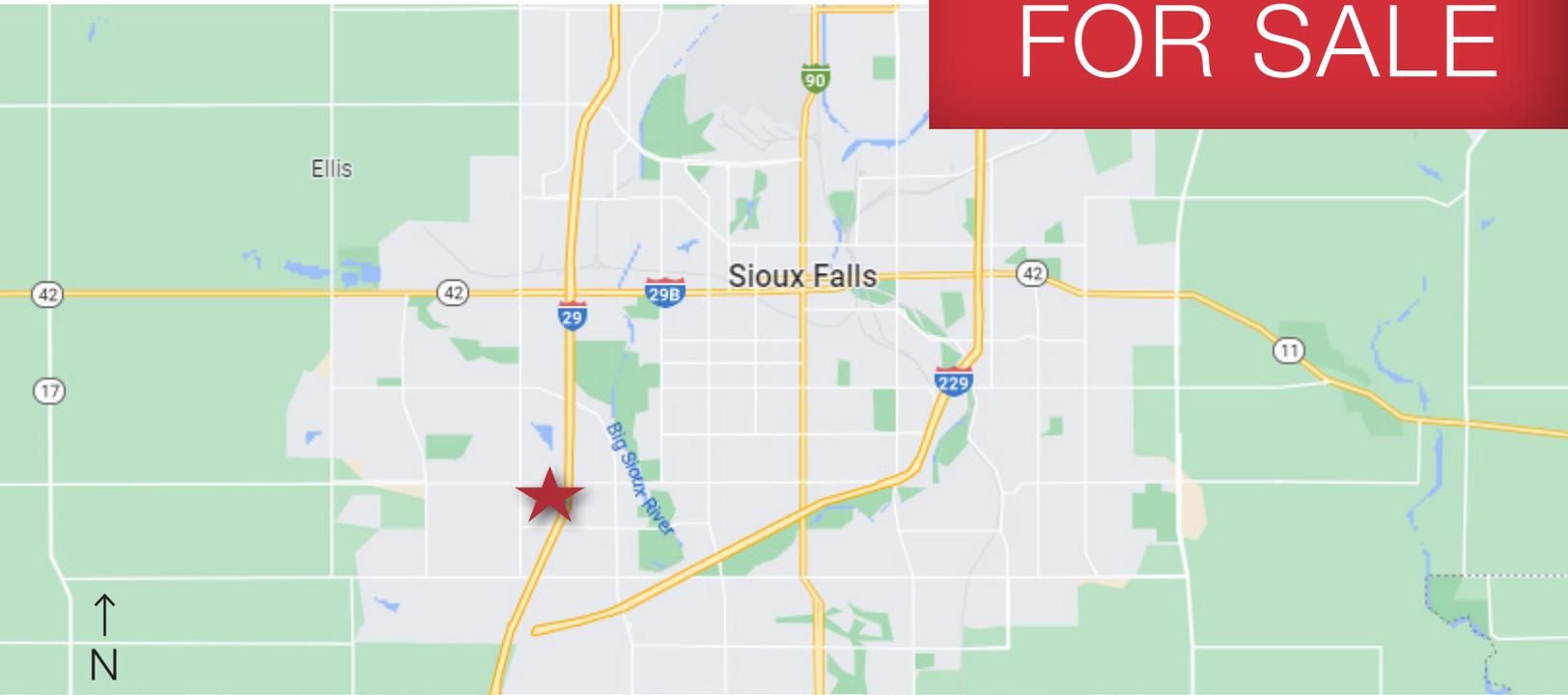
# FOR SALE



41st & I-29 Diverging Diamond Interchange Future Look: Completed Fall of 2024



FOR SALE



**NAI** Sioux Falls

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