



# FOR SALE: RE-DEVELOPMENT LAND

## 806 W. 41st Street, Sioux Falls, SD



Space Size: 35,054 Sq. Ft.

Sale Price: \$950,000

Zoning: C-2 General Commercial

Traffic Count: 21,700

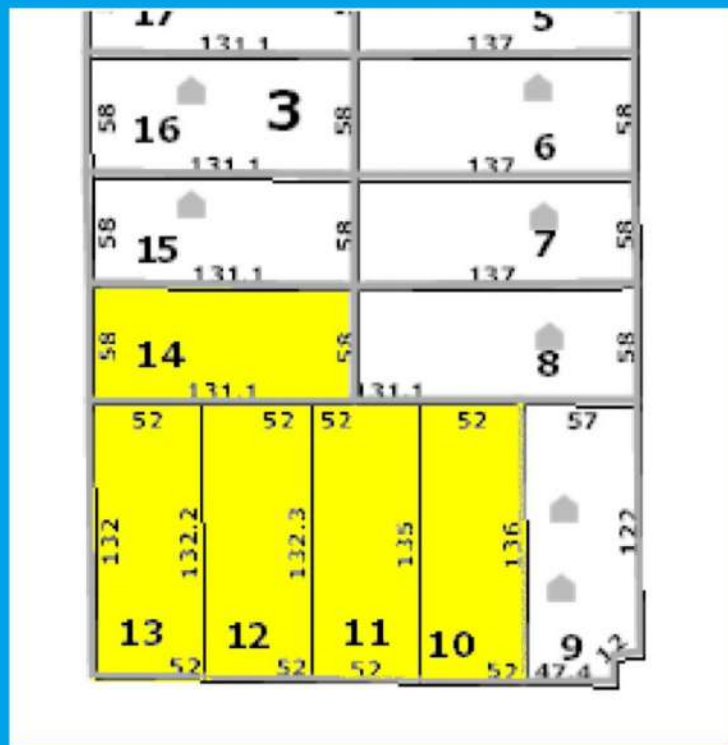
41st St Frontage: 208 Feet

Comments: Get the benefit of a great 41st location, yet just 4 blocks west of Minnesota ave.

### Narrative:

Rarely does one find a bare land parcel on 41st Street. This is the only piece of bare land available on 41st.

Not far from downtown, just 4 blocks off Minnesota Ave (traffic count - 30,000) Little if any site work needed - most of the lot already hard surfaced. Ideal dimensions for many uses. Deed restriction for car sales.



www.Ncommercial.com

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Member



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