

# For Sale: Development Land



7000 S Lyncrest Ave, Sioux Falls, SD 57108



Size: 1.47 Acres (63,883 sq. ft.)

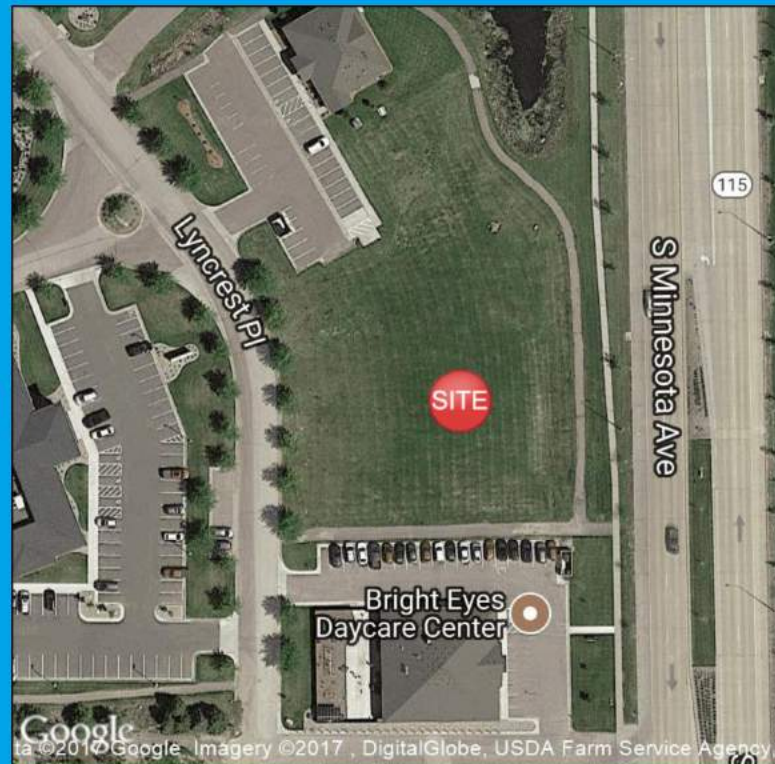
Sale Price: \$800,000

Zoning: C-2 Neighborhood Commercial

Great Minnesota Ave frontage  
Access via Lyncrest

Prime Development land on South Minnesota Ave!

- \*One of the last parcels available on Minnesota Ave
- \*Flat site -ready to build
- \*Partial paved parking lot included
- \*Shared curb-out on Lyncrest with ABC Dental
- \*This is a growing corridor of professional service buildings



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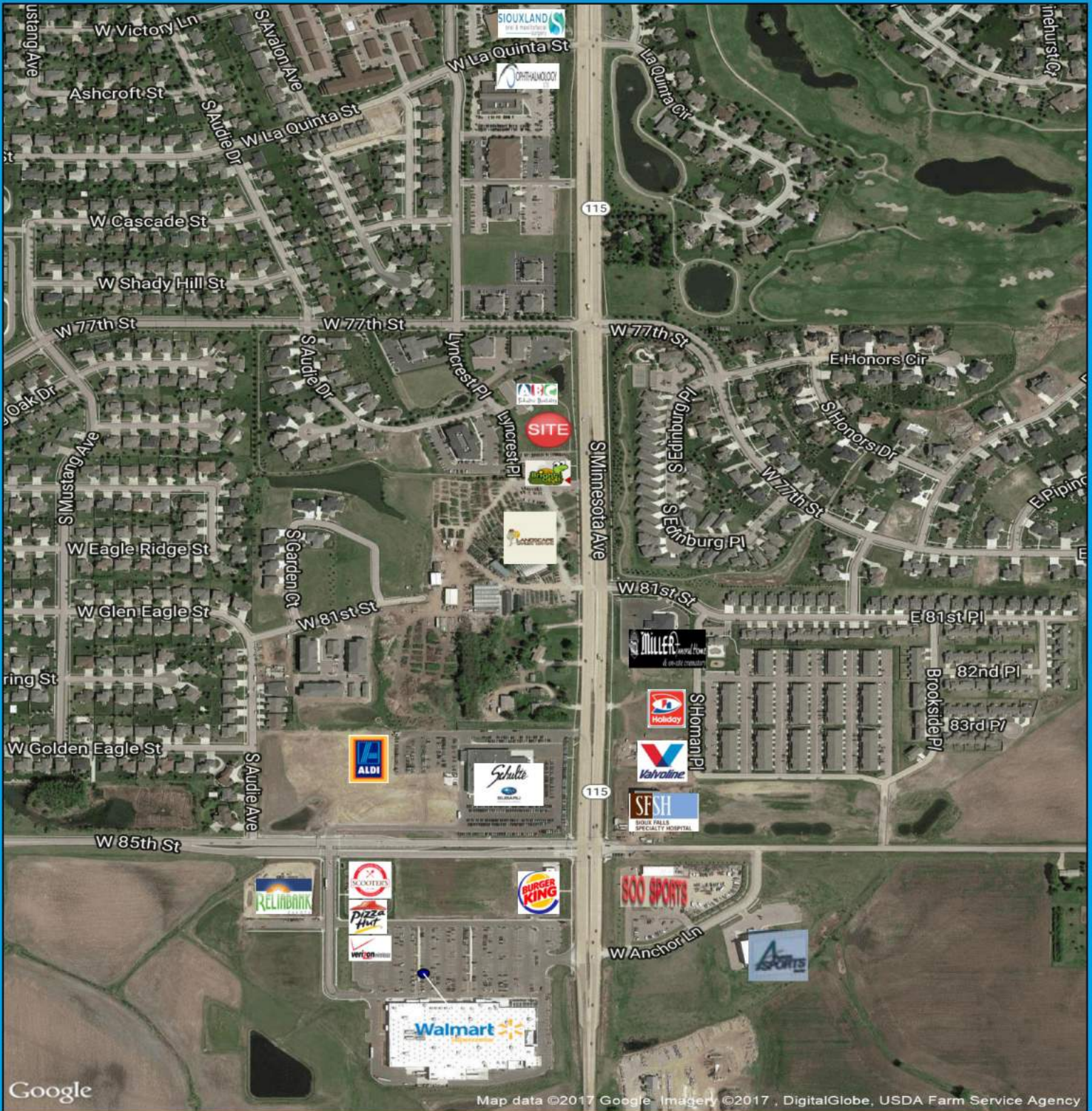
Member



\*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed



# AERIAL



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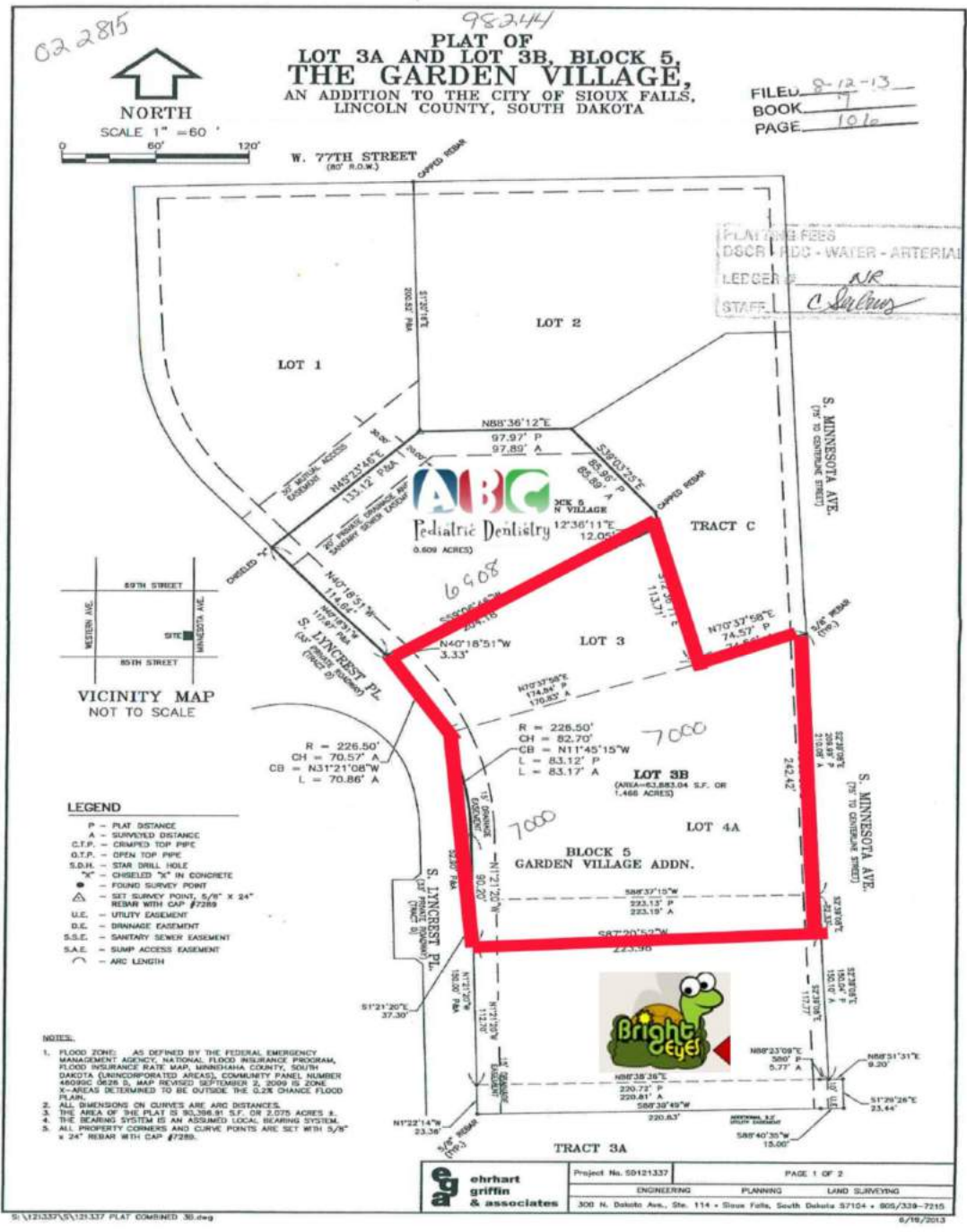
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# PLAT



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# SITE PLAN



Original Master Plan Design  
2 Story building never built

Provided as Example Only



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