

# FOR SALE: HAZELTINE COMMERCIAL LAND

Near 4201 N Marion Rd  
Sioux Falls SD 57107



**AVAILABLE:** 17.51 +/- Acres  
**PRICE:** Contact Agent  
**ZONING:** O-Office, RD-1, RS

*For More Information, please contact:*



**For more information,  
please contact:**

**Steve Van Buskirk**

**p:** 605.361.8211

**c:** 605.366.0939

**e:** Steve@VBCLink.com

## PROPERTY INFORMATION

- Approved Development Engineering Plans are for a development that has drainage and elevations calculated, which will make a transition to a new use simple.
- Immediately adjacent to an arterial road, namely Benson Road.
- Yukon Road is an improved collector street on the East Side of the proposed site.
- Bulk grading would be completed prior to sale, which will deliver a gently sloping site.
- The proposed site will be in a neighborhood with primarily \$350,000 - \$450,000 homes.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

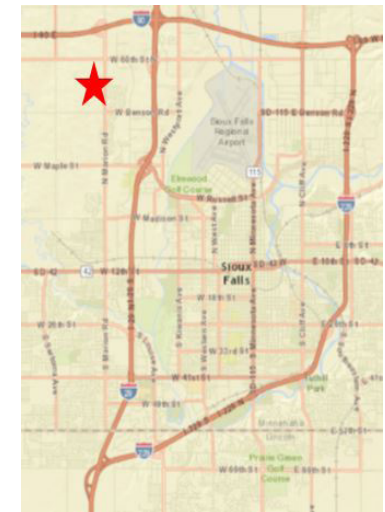
2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | **o:** 605.361.8211 | **f:** 605.361.8052 | **w:** VBCLink.com

**VanBuskirk**  
COMPANIES

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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