



GOLDEN WEST PLAZA

49th + Western

Value-Add Investment Opportunity



**NEW
PRICE**

2109 West 49th Street
Sioux Falls, SD 57105



size

Building:
14,010 square feet

Land:
1 Acre



price

~~\$1,595,000~~
\$1,200,000



co-tenancy

Campbell's Home & Auto,
Divine Hair Design,
Donovan's Hobby, Heirloom
Creations, Cubby's
convenience store



info

- 2019 taxes: \$22,656
- Year built: 1984
- 7 Retail Suites
- Zoning C-3



location

Excellent location at the
bustling 49th & Western
intersection, with close
proximity to the
Interstate 229
interchange!



traffic

Western Avenue:
26,700 cars per day

49th Street:
12,500 cars per day

Information deemed reliable but not guaranteed.



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Golden West Plaza | 49th + Western

PARCEL MAP



SITE PLAN

49th Street

Western Avenue

