

For Sale

Development Land

List Price: \$75,000

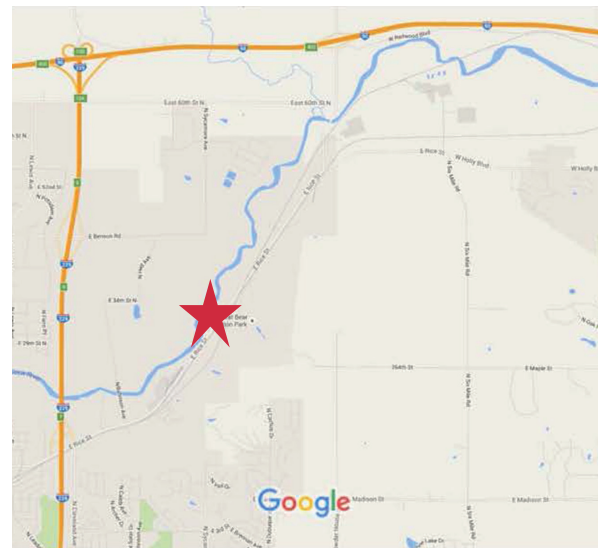


Rice Street Land

5108 & 5112 E. Rice Street, Sioux Falls, SD

Property Features

- Priced at less than \$3.00/sq. ft.
- Two parcels of vacant land located on East Rice Street north of Great Bear Recreation Park
- 5108 E. Rice is 9,300 sq. ft. and 5112 E. Rice Street is 16,988.4 sq. ft.
- Both parcels are currently zoned RD-1. Good rezone potential
- Excellent opportunity for storage units or shop space with outdoor storage
- Short distance to I-229 & I-90
- 2014 Real Estate Taxes are \$392.85 for 5108 and \$393.69 for 5112 E. Rice Street.
- List Price is \$75,000 for both parcels.
- Owner is a South Dakota licensed Real Estate Broker
- Co-listed with Lee Schelling, Town & Home Hegg Realtors



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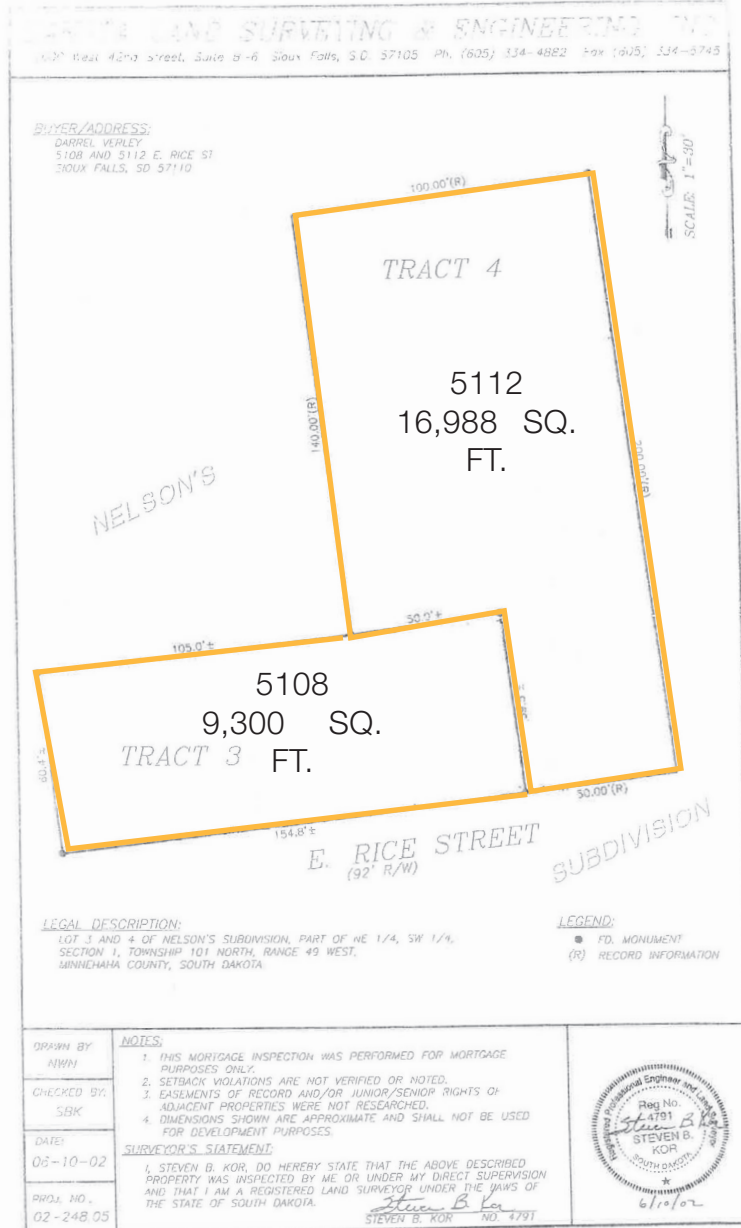
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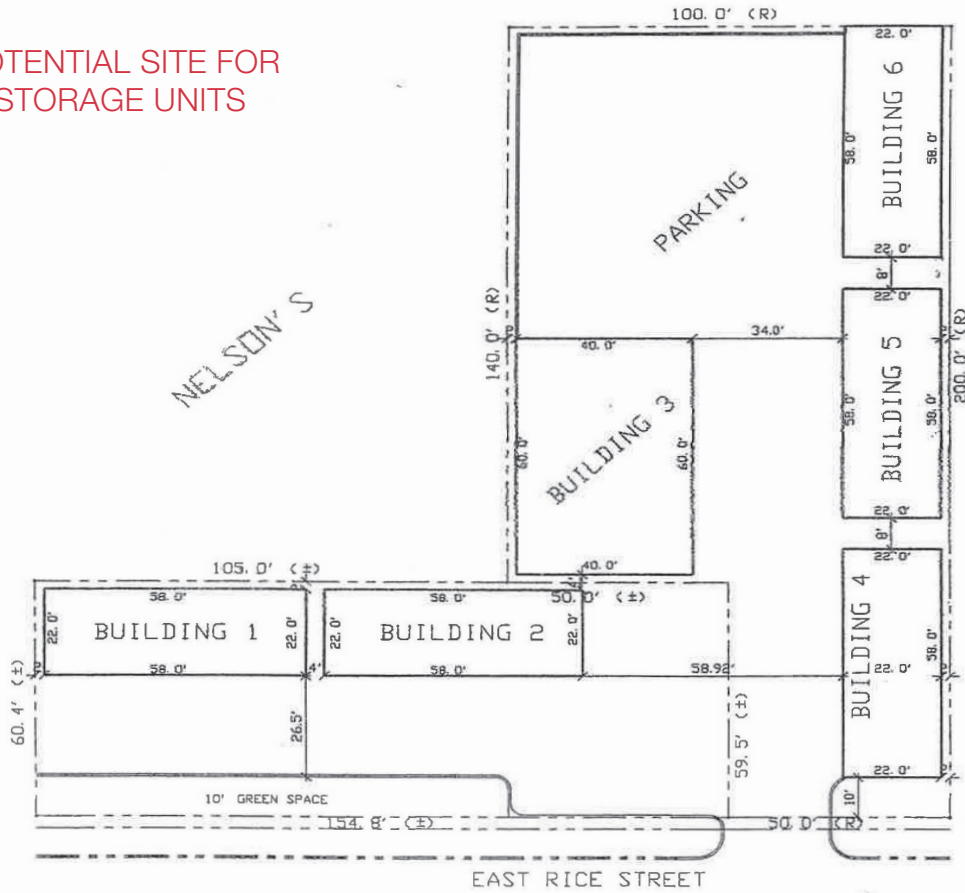
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POTENTIAL SITE FOR
STORAGE UNITS



PLOT PLAN

SCALE: 1" = 20' - 0"

LOT 3 AND 4 OF NELSON'S SUBDIVISION
PART OF NE 1/4, SW 1/4, SECTION 1,
TOWNSHIP 101 NORTH, RANGE 49 WEST,
MINNEHAHA COUNTY, SOUTH DAKOTA

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