

# For Sale Redevelopment Site Price Reduced: \$1,500,000



## Downtown Redevelopment Site

121 S. Franklin Avenue, Sioux Falls, SD 57104

### **Property Features**

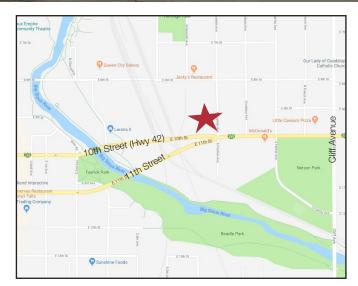
- Total lot size: 58,449 sq. ft. (1.34 acres)
- Building size: 7,500 sq. ft.
- Year built: 1945
- Paved and gravel, on-site parking
- Zoning: C-2
- All personal property negotiable upon sale
- \$500 in monthly income from billboard
- Eastbank Redevelopment site
- Located in the Qualified Opportunity Zone

#### Pricing

- List Price:\$1,500,000
- 2017 Real Estate Taxes: \$7,649.44

#### Location

- Located on the northwest corner of 10th Street and Franklin Avenue, on the east end of the viaduct - adjacent to the future rail yard redevelopment
- Area neighbors include: Formatop, 8th & Rail Road Center, McDonald's, South Dakota Department of Social Services
- 10,900 vpd on E. 10th Street





### Marcus Mahlen

605 444 7116 Office 605 228 9744 Cell mmahlen@naisiouxfalls.com



### Adam Juhl

605 444 7111 Office 605 366 0293 Cell ajuhl@naisiouxfalls.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

# For Sale Redevelopment Site



**N**Sioux Falls

# For Sale Redevelopment Site















### Downtown Rail Yard Redevelopment Rendering

## For Sale Redevelopment Site





