

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



Downtown Redevelopment Site

121 S. Franklin Avenue, Sioux Falls, SD 57104

Property Features

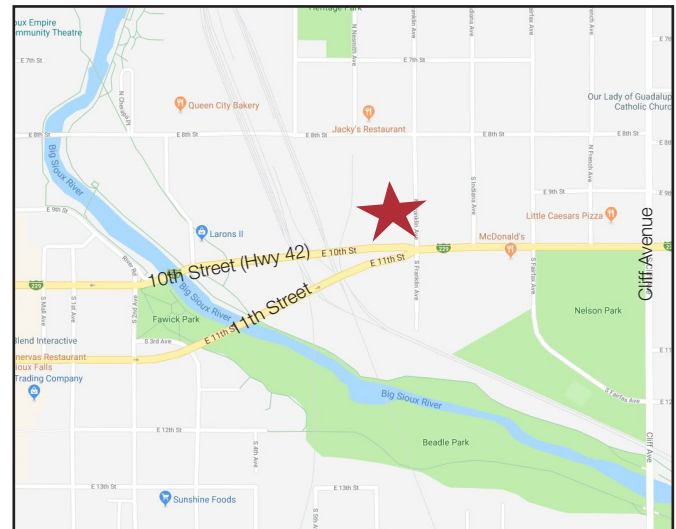
- Total lot size: 58,449 sq. ft. (1.34 acres)
- Building size: 7,500 sq. ft.
- Year built: 1945
- Paved and gravel, on-site parking
- Zoning: C-2
- All personal property negotiable upon sale
- \$500 in monthly income from billboard
- Eastbank Redevelopment site
- **Located in the Qualified Opportunity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



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For Sale Redevelopment Site



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Downtown Rail Yard Redevelopment Rendering

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