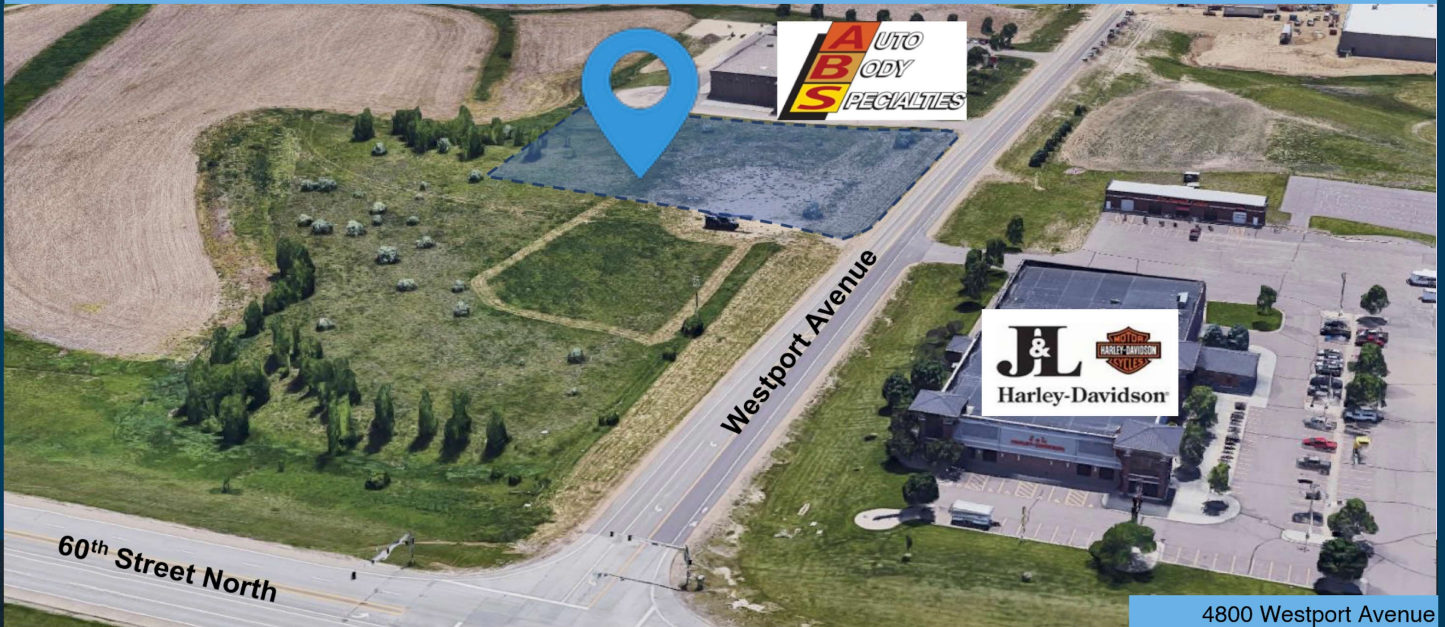


**FOR
SALE**

WARREN COMMERCIAL LAND

60th Street North + Westport Avenue

Commercial lot in Northwest Sioux Falls



4800 Westport Avenue
Sioux Falls, SD 57107



size

2.37 acres



price

\$515,950
(\$5.00 / square foot)



traffic

Interstate 29:
45,078 vehicles per day
60th Street North:
4,000 vehicles per day



zoning

C-4 Commercial



location

Site is located in Northwest Sioux Falls near 60th Street North, with close proximity to Interstate 29 and Sioux Falls Regional Airport.



co-tenancy

Walmart, J&L Harley Davidson, Beal Distributing, Auto Body Specialties, Feeding South Dakota, SANFORD Sports Complex, Vern Eide Motoplex, Baeter-Forseth HVAC, Burger King, Flying J Travel Center.

Information deemed reliable but not guaranteed.



2571 South Westlake Drive #100
Sioux Falls, South Dakota 57106
VBClink.com | 605.361.8211



605.376.0127
Ryan.Tyssdal@VBClink.com

AERIAL MAP



WEST 60TH STREET NORTH



WESTPORT AVENUE

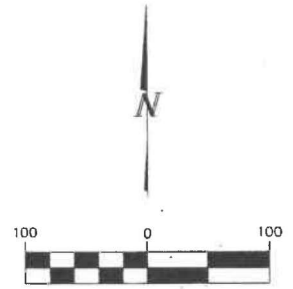
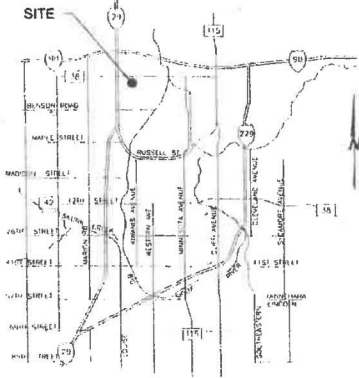


BENSON ROAD

PARCEL MAP



PLAT OF
LOT 1 IN BLOCK 3 OF JANSMICK ADDITION
 TO THE CITY OF SIOUX FALLS
 MINNEHAHA COUNTY, SOUTH DAKOTA



○ = FOUND IRON PIN
 ● = SET 5/8" REBAR W/CAP #8295
 UE = UTILITY EASEMENT

VICINITY MAP
 CITY OF SIOUX FALLS

Curve Table						
Curve	Delta	Radius	Tangent	Chord Bearing	Chord Distance	Length
C1	9°56'27"	923.61'	80.33	N3°16'00"E	160.05'	160.25'



SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DO ON OR BEFORE JULY 24, 2014, SURVEY A PORTION OF TRACT 1, DUNLAP'S ADDITION AND ALL OF LOT 1, IN LOT H2 EXCEPT LOT 1, BLOCK 1, DUNLAP'S ADDITION IN THE NW1/4 OF SECTION 31, TOWNSHIP 102 NORTH, RANGE 45 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 1 IN BLOCK 3 OF JANSMICK ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA, CONTAINING 2.40 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

LAND ENGINEER

Plat