

An aerial photograph of a commercial development in Sioux Falls, SD. The image shows several large, empty lots labeled Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7. In the background, there is a large, multi-story apartment complex with a parking lot. To the right, there is a residential neighborhood with houses and a lake. The bottom right corner of the image is covered by a green overlay containing text.

# VANTIS

COMMERCIAL REAL ESTATE

**Lot 7**

**Lot 6**

**Lot 5**

**Lot 4**

**Lot 3**

## For Sale Graystone Commercial Lots

57th and Sycamore Avenue  
Sioux Falls, SD 57110

### OFFERING MEMORANDUM

Craig Hagen, CCIM, SIOR  
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# For Sale

## Property Details

### Lot 3

Price: \$16.00 PSF  
Size: 81,892 SF / 1.88 Acres

### Lot 4

Price: \$14.25 PSF  
Size: 70,567 SF / 1.62 Acres

### Lot 5

Price: \$14.25 PSF  
Size: 57,063 SF / 1.31 Acres

### Lot 6

Price: \$12.00 PSF  
Size: 56,628 SF / 1.30 Acres

### Lot 7

Price: \$12.00  
Size: 48,787.20 SF / 1.12 Acres

- Zoned: C-3
- Located in Southeast Sioux Falls on 57th Street and Sycamore Avenue
- Various Lot Sizes
- Subdividable
- Future signalized intersection at 57th Street and Graystone Avenue
- Surrounding neighbors include The Barrel House, Flyboy Donuts, Plains Commerce Bank, Get N Go, Ziggi's Coffee, Kwik Star, Silverstar Car Wash, Multi – Family and residential homes. Dealership)

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# Aerial Photo

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Aerial  
Photo

## Graystone Commercial Lots For Sale

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57<sup>TH</sup> STREET

SYCAMORE AVE

Lot 7

Lot 6

Lot 5

Lot 3

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# Market Overview Map



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