

An aerial photograph of a commercial development site. The site is divided into seven lots, labeled Lot 3 through Lot 7, outlined in red. Lot 7 is marked as 'SOLD'. Lot 3 is a large grassy area. Lot 4, 5, and 6 are smaller rectangular lots. Lot 7 is a narrow strip along the street. In the background, there is a large multi-story apartment building and a residential neighborhood. A road labeled '57TH STREET' is visible at the bottom left. A green semi-transparent overlay covers the bottom right portion of the image.

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COMMERCIAL REAL ESTATE

SOLD

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

For Sale Graystone Commercial Lots

57th and Sycamore Avenue

Sioux Falls, SD 57110

57TH STREET

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: 48,070 SF / 1.10 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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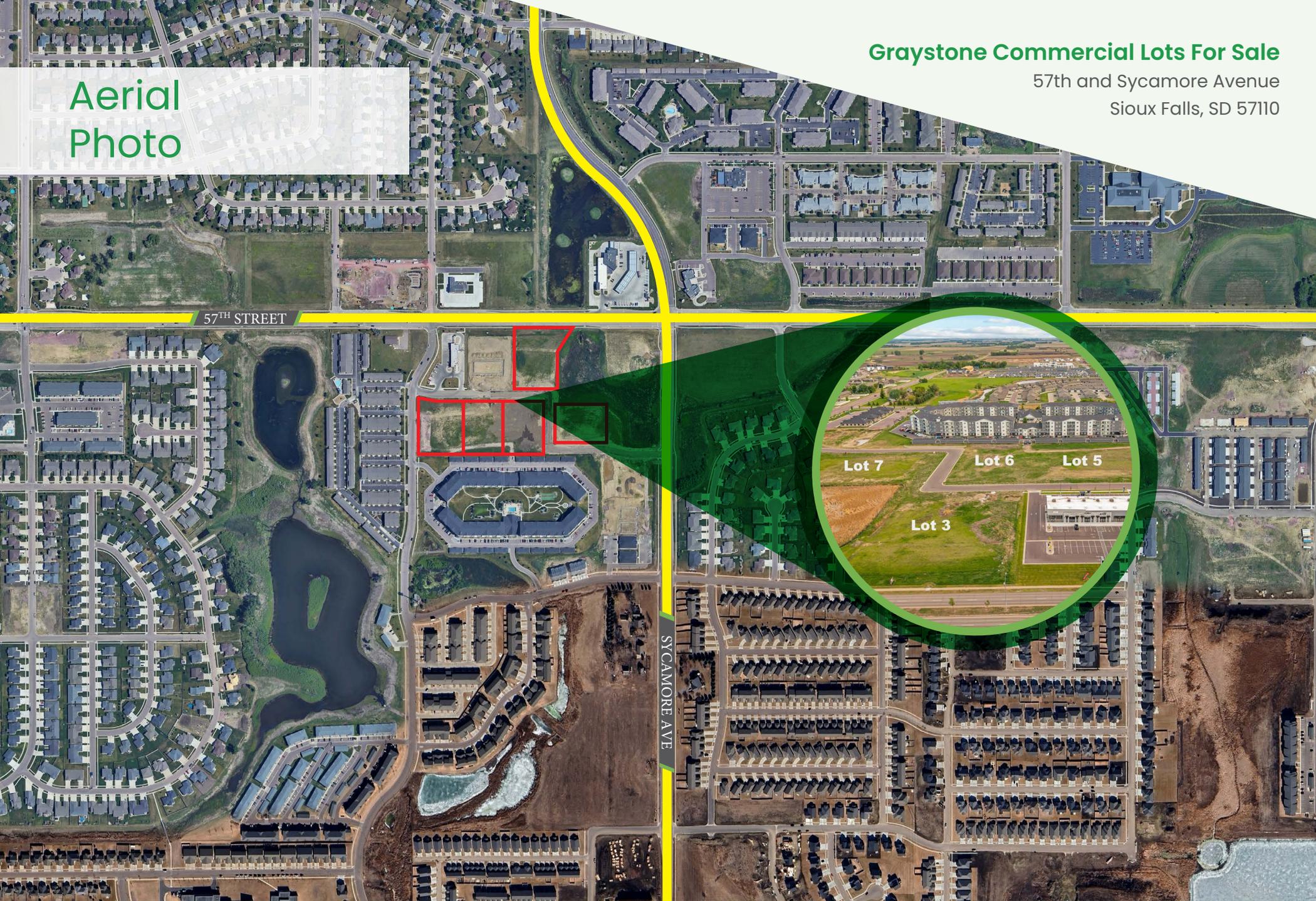
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Market Overview Map



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