

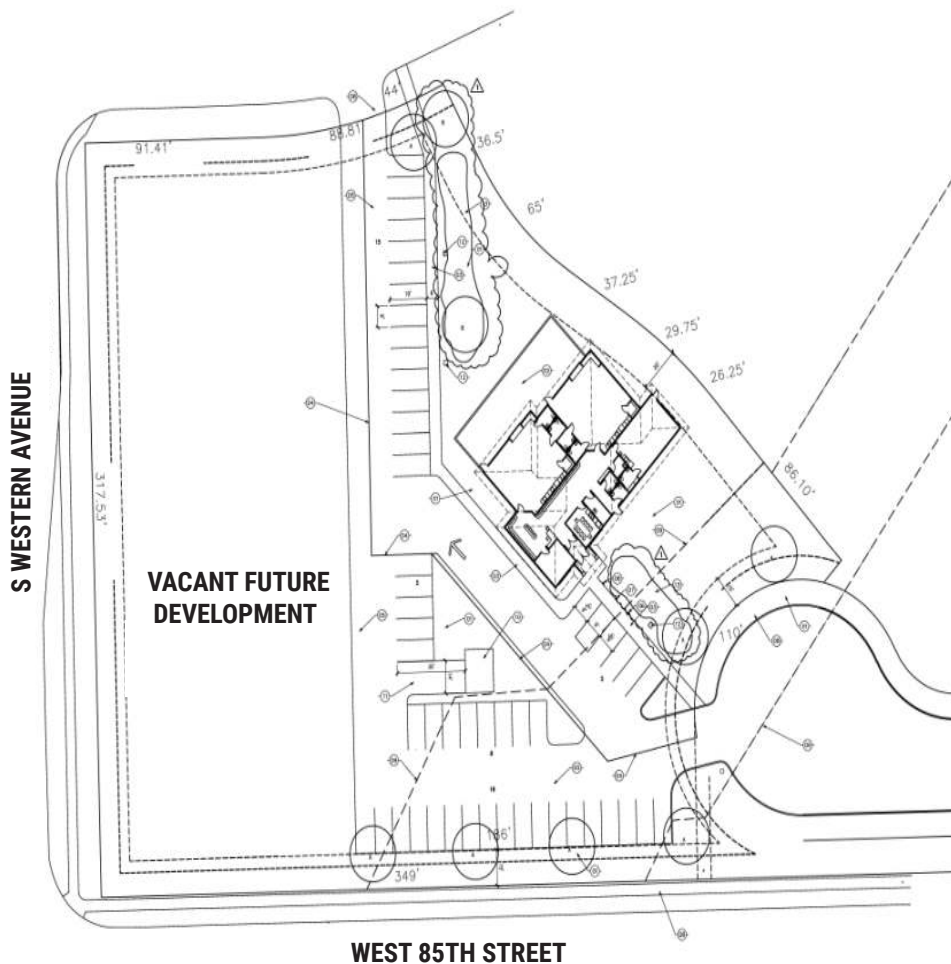
# FOR SALE OR LEASE: COMMERCIAL CENTER

85th Street & Western Avenue  
Sioux Falls, SD 57108

SIZE: 1.07 Acres

ZONING: C-4

Partially Improved



*85th & Western is the  
perfect place for your  
business to call home!*



For more information,  
please contact:

**Mike Van Buskirk**

**p:** 605.361.8211

**c:** 605.366.0936

**e:** Mike@VBCLink.com

## PROPERTY INFORMATION

- Situated in a prime location on the Northeast Corner of 85th Street & Western Avenue in Heather Ridge Subdivision
- Located near the new Harrisburg Elementary School
- Close proximity to I-29 and I-229 interchanges and additional interchange planned for 85th Street & Tallgrass Avenue
- Poised to be major east/west arteries in Sioux Falls
- Western Avenue to be paved to 271st Street in 2013

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

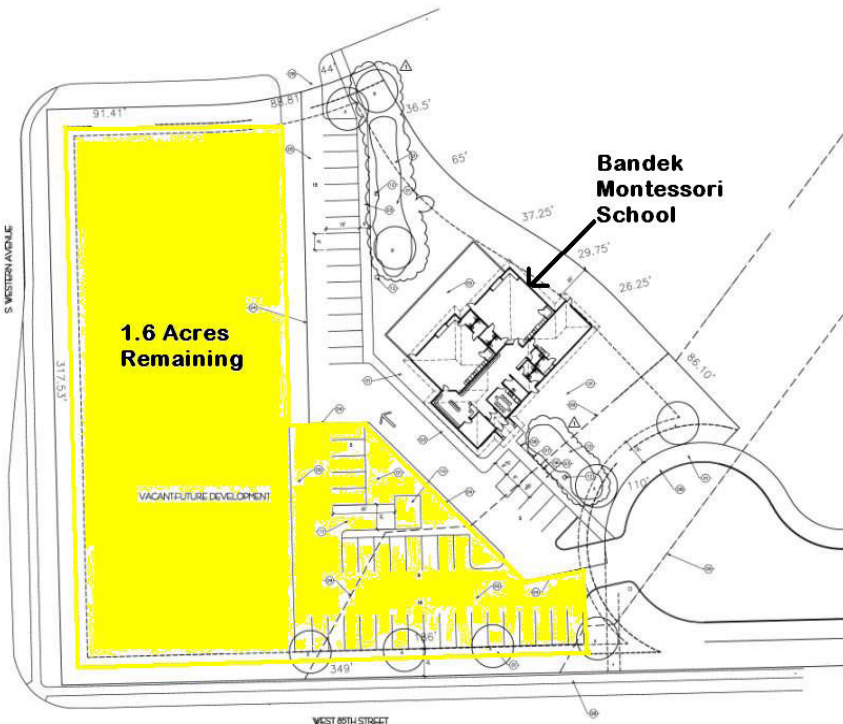
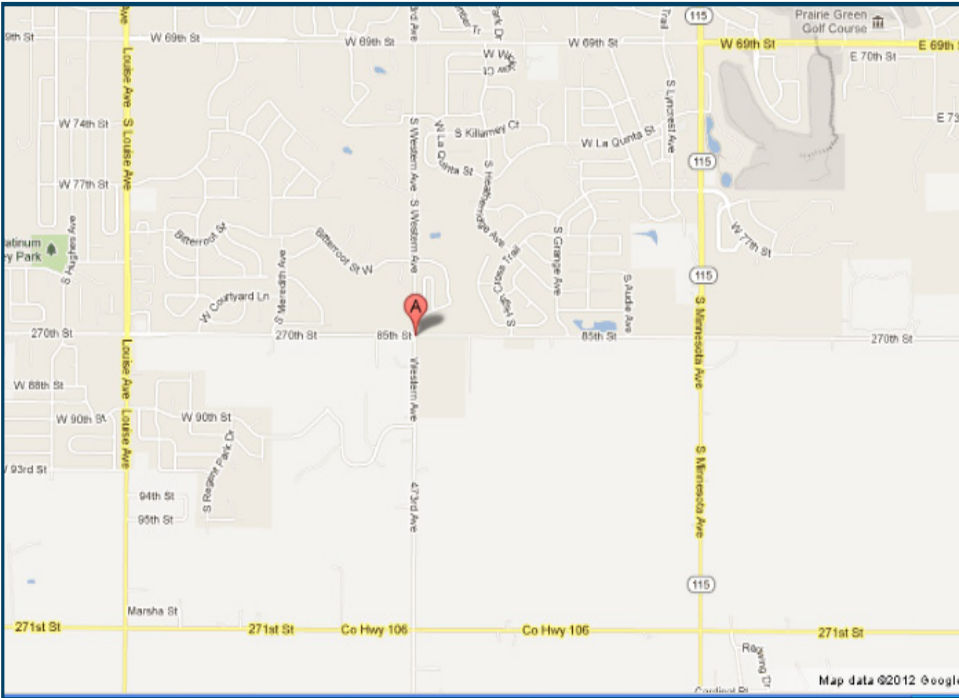
2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

**VanBuskirk**  
COMPANIES

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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