



WEST 57TH STREET

LAND FOR SALE

57TH + OXBOW OFFICE PARCEL

4900 S Cottonwood Place | Sioux Falls, SD 57106



SIZE

0.32 acre



LOCATION

High-profile location on the hard NW corner of the signalized intersection of 57th + Oxbow in West Sioux Falls.



CO-TENANCY

Jersey Mike's, The UPS Store, Starbucks, Alphagraphics, Jimmy John's, Taco John's, Get-N-Go, Qdoba, JJ's, Flyboy Donuts and many more!



PRICE

\$209,000



TRAFFIC

18,500 vehicles per day



SITE DELIVERY

Property is being delivered with office zoning, water/sewer stubbed to the property and has been level-graded.

Information deemed reliable but not guaranteed.



VBCLINK.COM | 605.361.8211

2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106



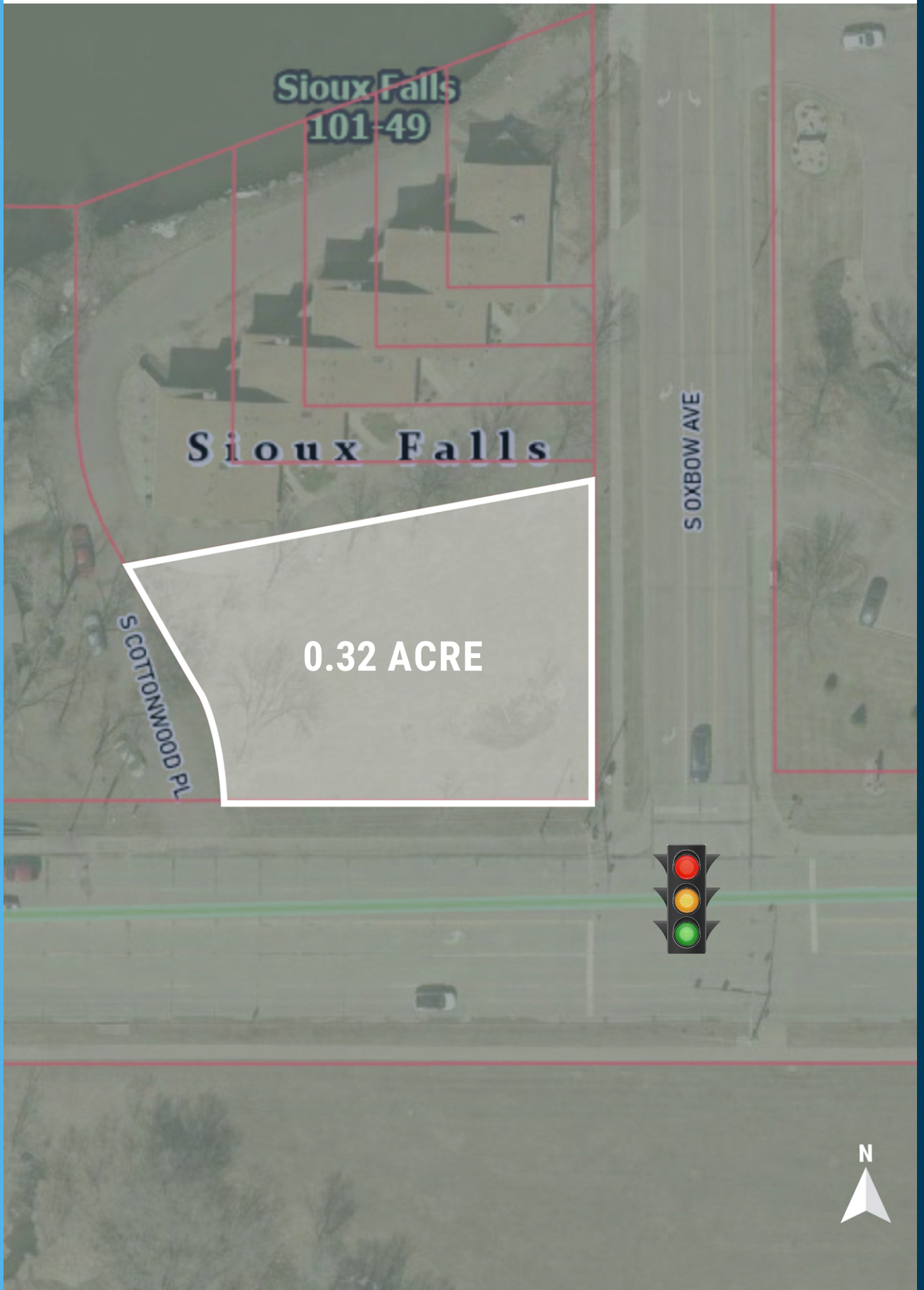
605.376.0127

Ryan@VBCLink.com

AREA MAP

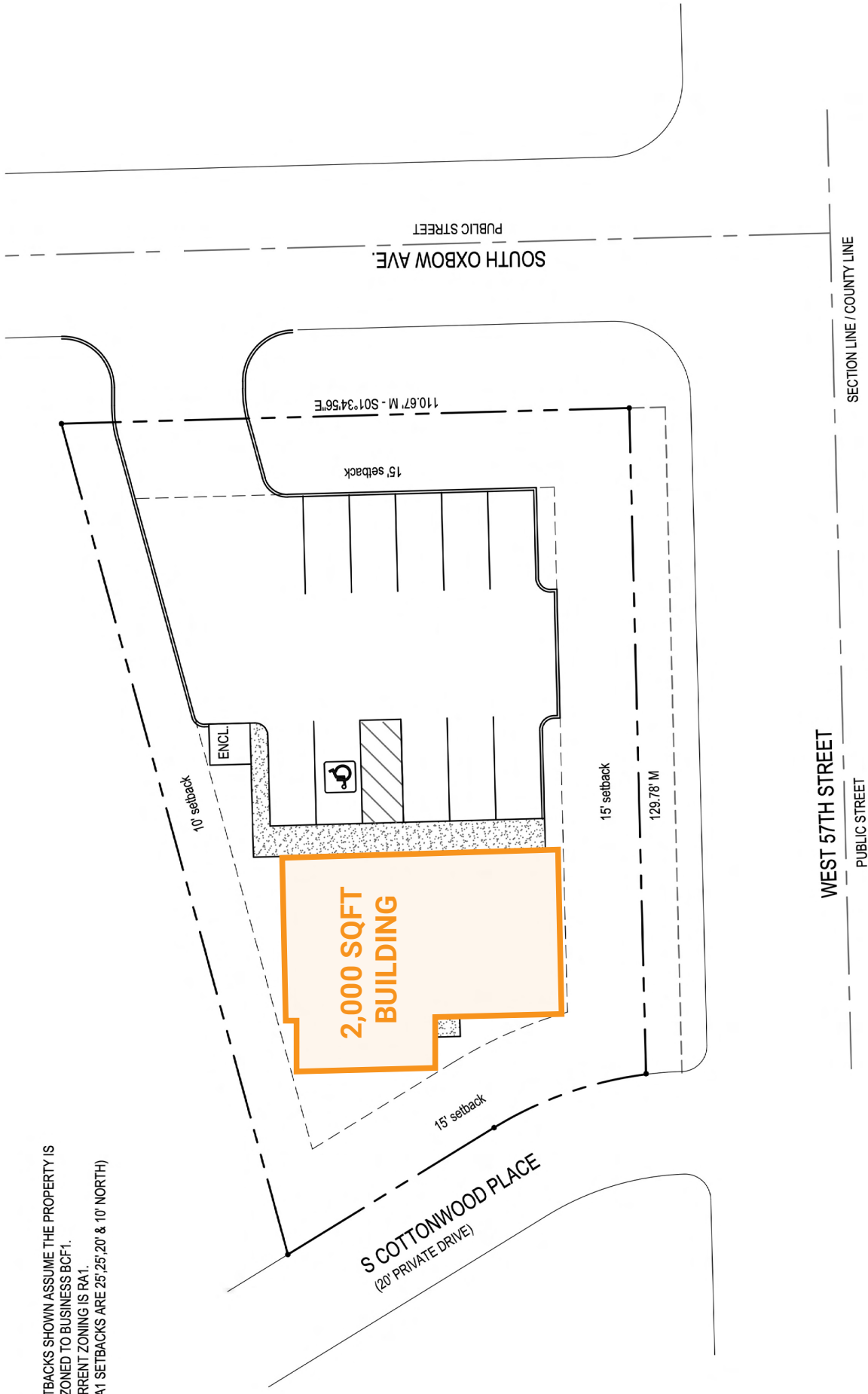


PARCEL MAP



CONCEPTUAL SITEPLAN

SETBACKS SHOWN ASSUME THE PROPERTY IS
REZONED TO BUSINESS BCF1.
CURRENT ZONING IS RA1.
(RA1 SETBACKS ARE 25', 25', 20' & 10' NORTH)



PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

SITE OVERVIEW

