

FORMER DAKOTA HARDSCAPES STORAGE BUILDING

Near SE Corner of 85th St & S Minnesota Ave, Sioux Falls, SD 57108

FOR SALE



GREAT SOUTH MINNESOTA AVENUE LOCATION!



SIZE

Land: 1.41 +/- Acres
Building: 8,900 SF
Building has one restroom, 11 overhead doors (12'W x 14'H), and one entry door.



PRICE

\$2,900,000
Parcel is part of a larger development.



LOCATION

Adjacent to SD Hwy 100, across Minnesota Avenue to the Southeast of Walmart South.



GROWTH

Projected population growth for 2040 in Sioux Falls is 251,000 & Harrisburg is 18,082. The two cities will meet 1 mile South of this property, which will drive traffic on 85th St & Minnesota Ave. to an estimated 22,000 vpd by 2045.



ZONING

Zoned C-4
Excellent visibility to SD Hwy 100, Minnesota Avenue, and 85th Street
Use existing building for "Man Caves" or demolish for other commercial use!



CO-TENANCY

Walmart, Aldi, Schulte Subaru, Soo Sports, Sioux Falls Specialty Hospital, Avera, Dollar Tree, Verizon, Subway & Multi-Family Housing.



(605)-361-8211 | VBCcommercial.com
2571 S Westlake Dr #100 Sioux Falls SD 57106

MIKE
VAN BUSKIRK
605-366-0936
mike@vbclink.com

DEVELOPMENT SITE PLAN






TRAFFIC

85TH STREET: 9,800 VPD

MINNESOTA AVENUE: 7,450 VPD

VETERAN'S PKWY/HWY 100: 10,710 VPD

LEGEND

CURRENT ZONING	INTERSECTIONS
 OFFICE	 FULL INTERSECTION
 COMMERCIAL C4	 RIGHT IN RIGHT OUT
 MULTI-FAMILY	



Seize this exceptional opportunity today! This 8,900 SF storage building features 11 units with overhead doors and a single entry door, offering incredible potential. Whether you're looking to transform it into a stunning man cave facility or redevelop the site for a new commercial or retail venture, the possibilities are endless.

The property is conveniently accessible via new Serviceberry Road
Don't miss out on the potential this location holds!



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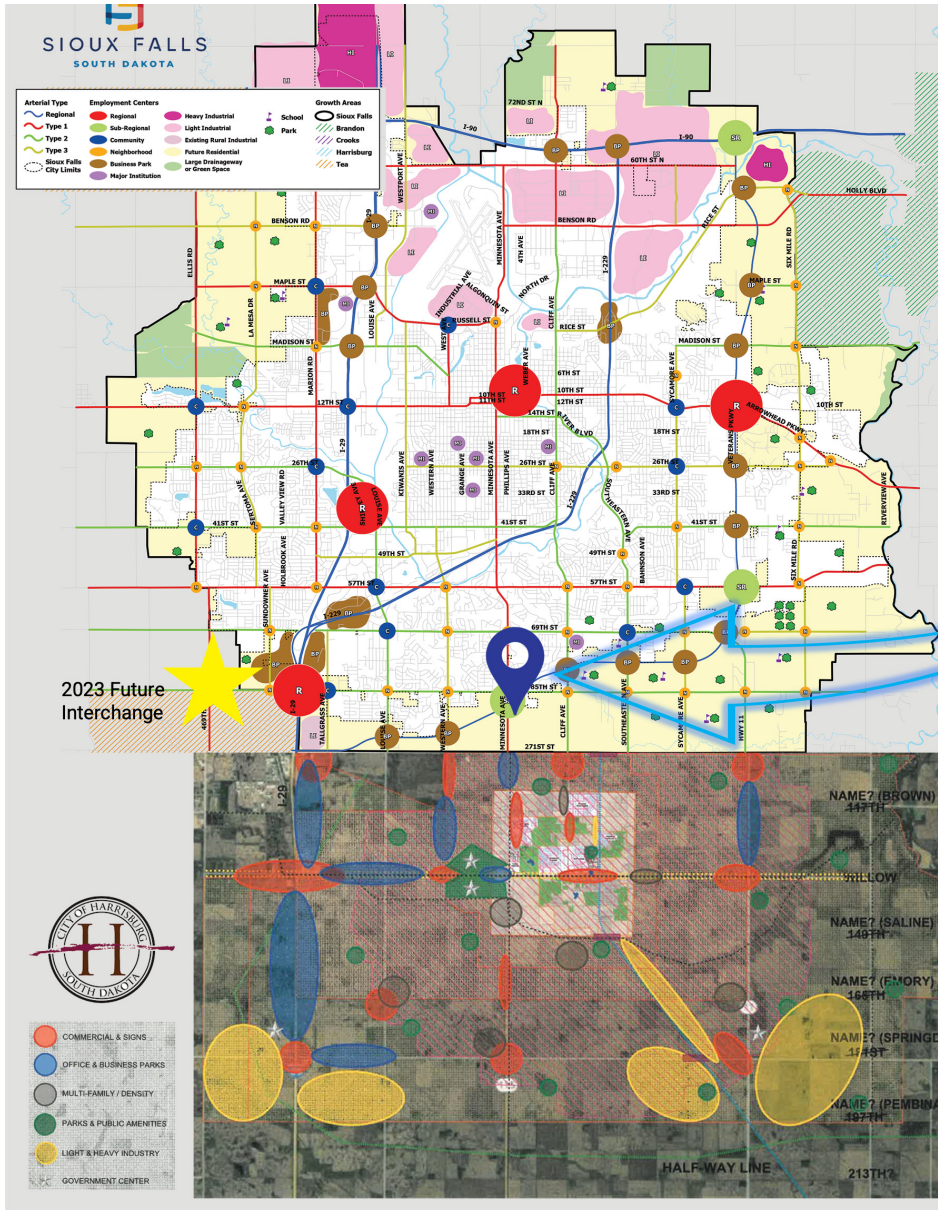
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DEVELOPMENT SITE PHOTOS



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GROWTH PROJECTIONS

With quick growing populations, Harrisburg and Sioux Falls will intersect one mile south of this property by 2040. Minnesota Avenue (Highway 115) is a primary arterial street between Harrisburg and Sioux Falls with a current traffic count of 10,500 vehicles per day and an estimated 22,000 vehicles by 2045.



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