



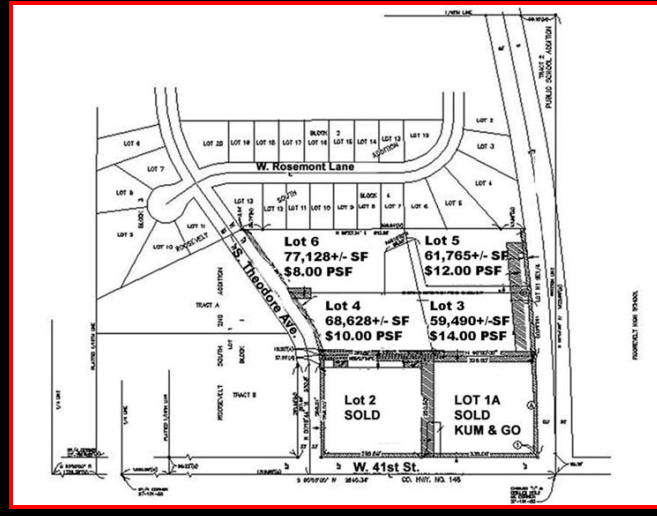
www.heggcompanies.com

41ST STREET & SERTOMA AVENUE LAND FOR SALE

41st Street & Sertoma Avenue (Northwest Corner) Sioux Falls, SD 57106

Features

- C-4 zoned land available immediately.
- Prices range from \$8.00 PSF to \$14.00 PSF.
- 14,300 vehicles per day on 41st Street (2007).
- 8,900 vehicles per day on Sertoma Ave. (2007).
- Lot sizes can be adjusted to fit Buyer's needs as the platting has not yet been completed.
- Highly developing area.
- Adjacent neighbors include Kum & Go Convenience Store, Walgreen's, Nyberg's Ace Hardware and Sanford Clinic.



For Information Contact:
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Available:

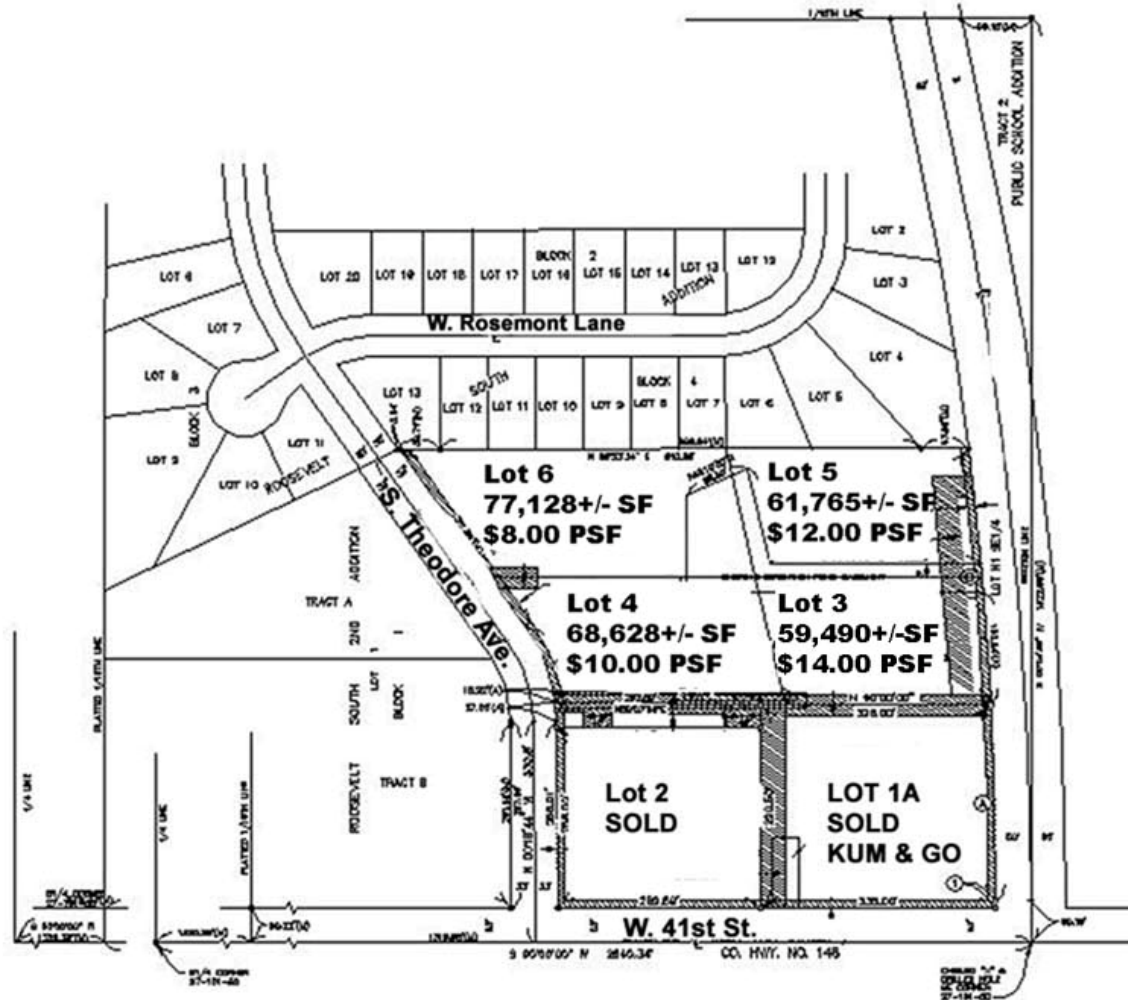
Lot	SF±	Price/PSF
Lot 3:	59,490	\$14.00
Lot 4:	68,628	\$10.00
Lot 5:	61,765	\$12.00
Lot 6:	77,128	\$ 8.00

Terms: Cash
Zoning: C-4
Legal: Contact Agent

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.
 Updated May, 2008



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