

WESTERN AVENUE RETAIL OPPORTUNITY

3705 S. Western Ave.
Sioux Falls, SD

FOR SALE
\$1,200,000



Broker
605-360-0061
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Jim Dunham & Associates



The JDA Way



FOR MORE INFO
CALL US: 605-275-8500



WWW.JIMDUNHAMASSOCIATES.COM



519 W 22nd St. Sioux Falls, SD 57105

PROPERTY INFORMATION

MARKETING DESCRIPTION

Incredible opportunity to own a stand alone retail/office building on highly sought after Western Avenue, south of 41st Street corridor.

Located between 41st Street and I-229 and neighboring the Western Mall shopping center; this Retail Opportunity has tremendous visibility and access along with monument signage on Western Avenue.

Great Owner/Occupant Opportunity

PROPERTY DETAILS

- Size:** 3,852 square feet, with a portion leased to Backyard BBQ and the balance an open space that was formerly a casino.
- Land Size:** .589 acre
- Year Built:** 1970
- Parcel ID:** 52862
- RE Taxes:** \$11,335.88
- Traffic Count:** 18,400 vehicles per day
- Parking:** 36 spaces +/-

Cross easements currently exist on the north & south borders of the property.



NEIGHBORS

Scheels, All Day Cafe, Vinyl Taco, Hu Hot, Western Mall Shopping Center and Movie Theaters

Information herein deemed reliable, but not guaranteed.



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PROPERTY PHOTOS



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Original Pancake House

LOCATION MAP

