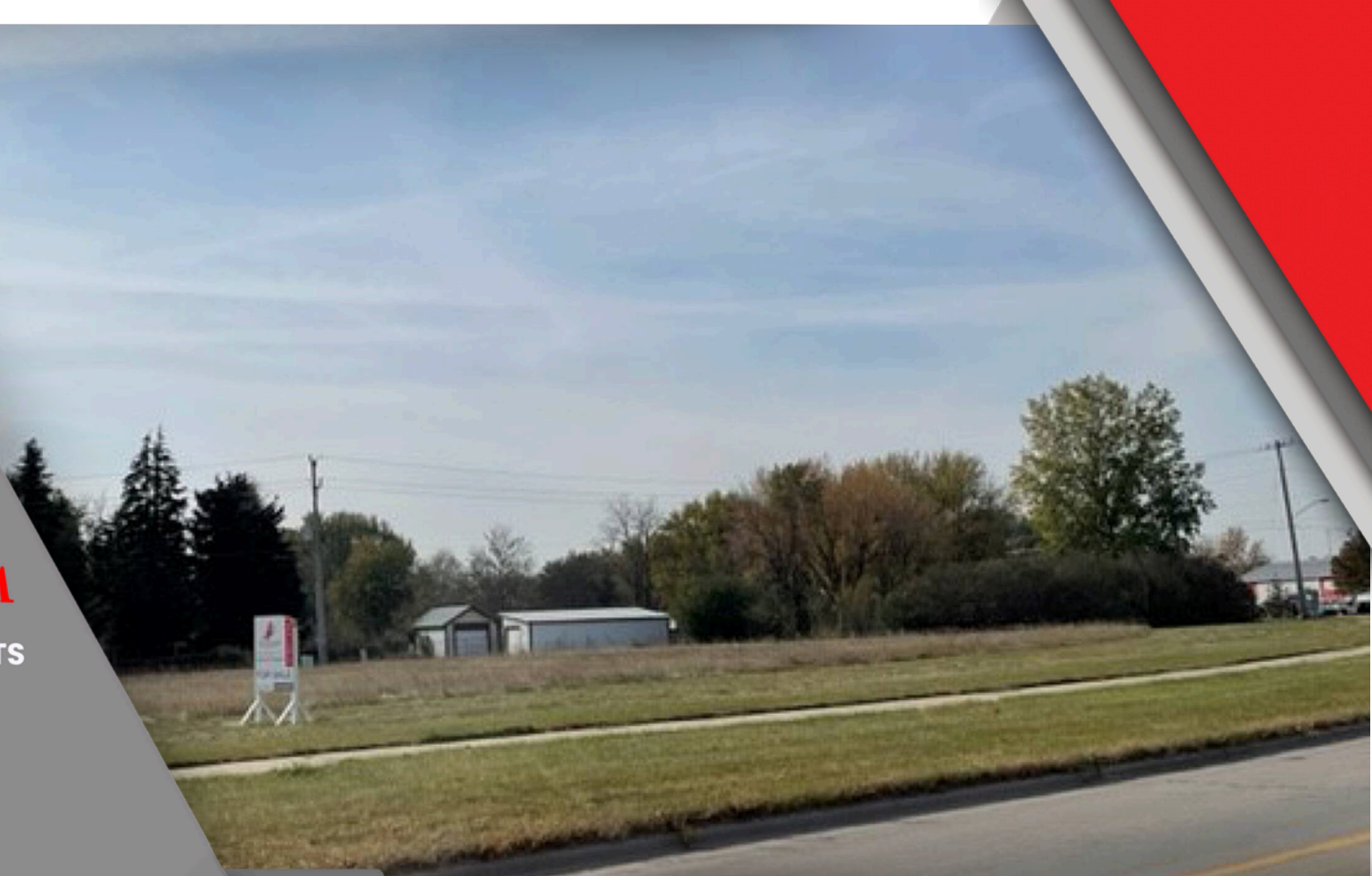




JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS



FOR SALE \$6.50 PSF

Land for Sale
1710 N Louise Avenue

90,865 SQFT



Jim Dunham



Jim@JimDunhamAssociates.com



(605) 360-0061



WHAT YOU NEED TO KNOW

1710 N Louise Avenue, Sioux Falls

90,865 sq. ft. +/- of land situated in NW Sioux Falls with easy access and visibility to I-29.

Ideal location for a retail centre, office building or rezone for contractor shops, storage units, etc.

DON'T MISS THIS OPPORTUNITY. CALL US NOW FOR MORE INFORMATION

FEATURES

- 90,865 SF +/- (2.09 acres)
- Zoned: C-2
- Parcel ID: 86389
- Real Estate Taxes: \$5,075 (2025 payable 2026)
- Sewer easement runs thru the property. Contact Broker for more information.

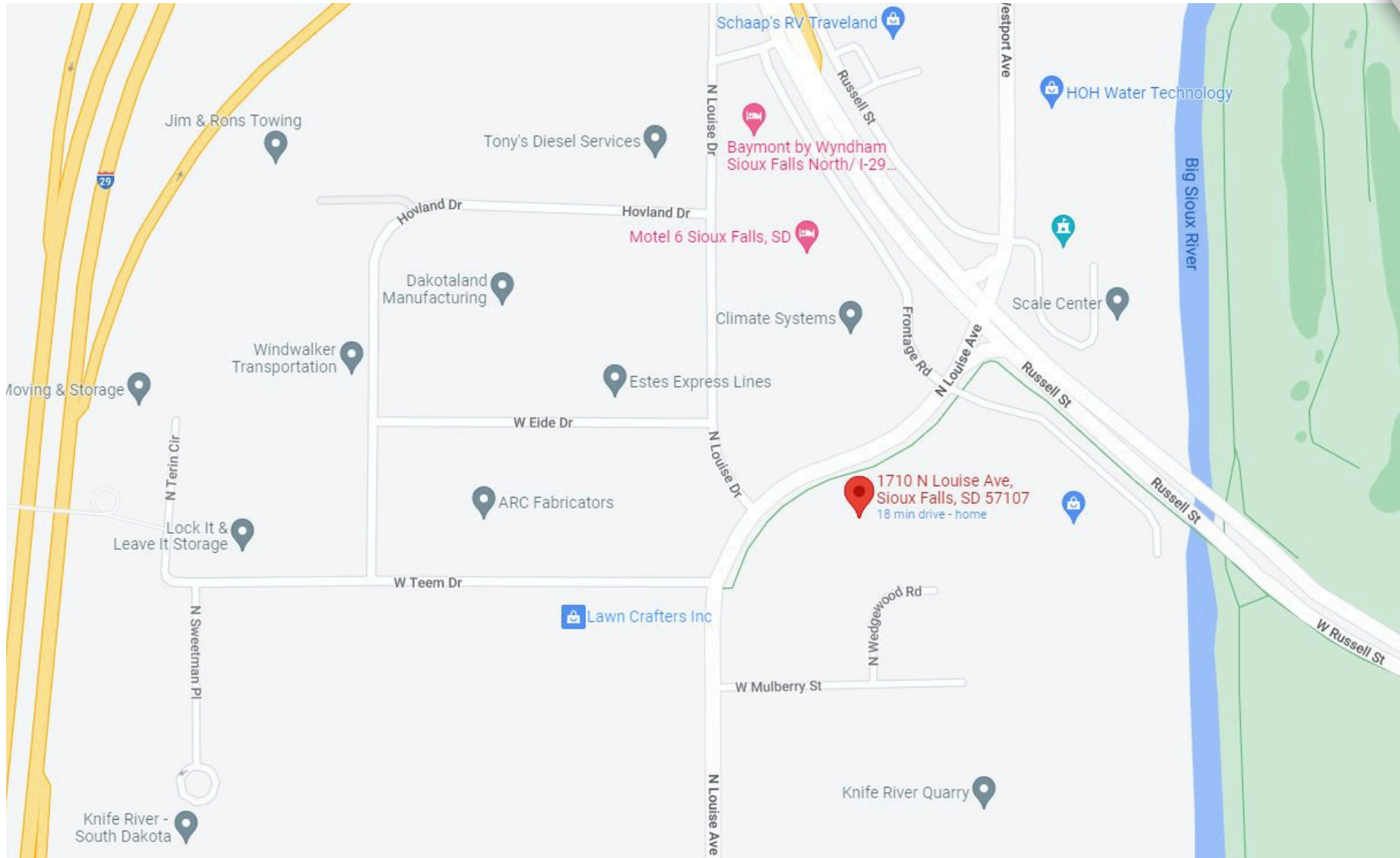
LOCATION / TRAFFIC COUNT:

Located off the intersection of N Louise Avenue & Russell Street.



LOCATION MAP

1710 N Louise Avenue, Sioux Falls



WHAT'S AROUND THE CORNER

1710 N Louise Avenue, Sioux Falls

Who are Your Neighbors?

- Best Western Plus Ramkota Hotel
- Ramkota Convention Center
- Elmwood Golf Course
- Baymont by Wyndham
- Denny Sanford PREMIER Center
- Sioux Falls Convention Center
- Big Sioux River
- Numerous Industrial Businesses
- Interstate 29
- Sioux Falls Regional Airport

