



**JIM DUNHAM**  
— & ASSOCIATES —  
REAL ESTATE SPECIALISTS



**FOR SALE \$400,000**

**\$6.56 PSF**

**Located on N Western Ave. near Burnside St.**

**412 N Western Avenue**

**60,984 SQFT**



**Jim Dunham**



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(605) 360-0061



# WHAT YOU NEED TO KNOW

412 N Western Avenue, Sioux Falls

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## EXCELLENT DEVELOPMENT OPPORTUNITY!

Located on N Western Avenue, south of the Burnside Bingo Hall, on the way to the Denny Sanford PREMIER Center.

Perfect Location for Multi-Family, Stand Alone Office Building, etc.

BRING YOUR IDEAS!

## FEATURES

- 60,984 SF +/- (1.4 acres)
- Zoned: S-1 General Institutional
- Parcel ID: 42199
- Real Estate Taxes: \$3,792 (2025 payable 2026)

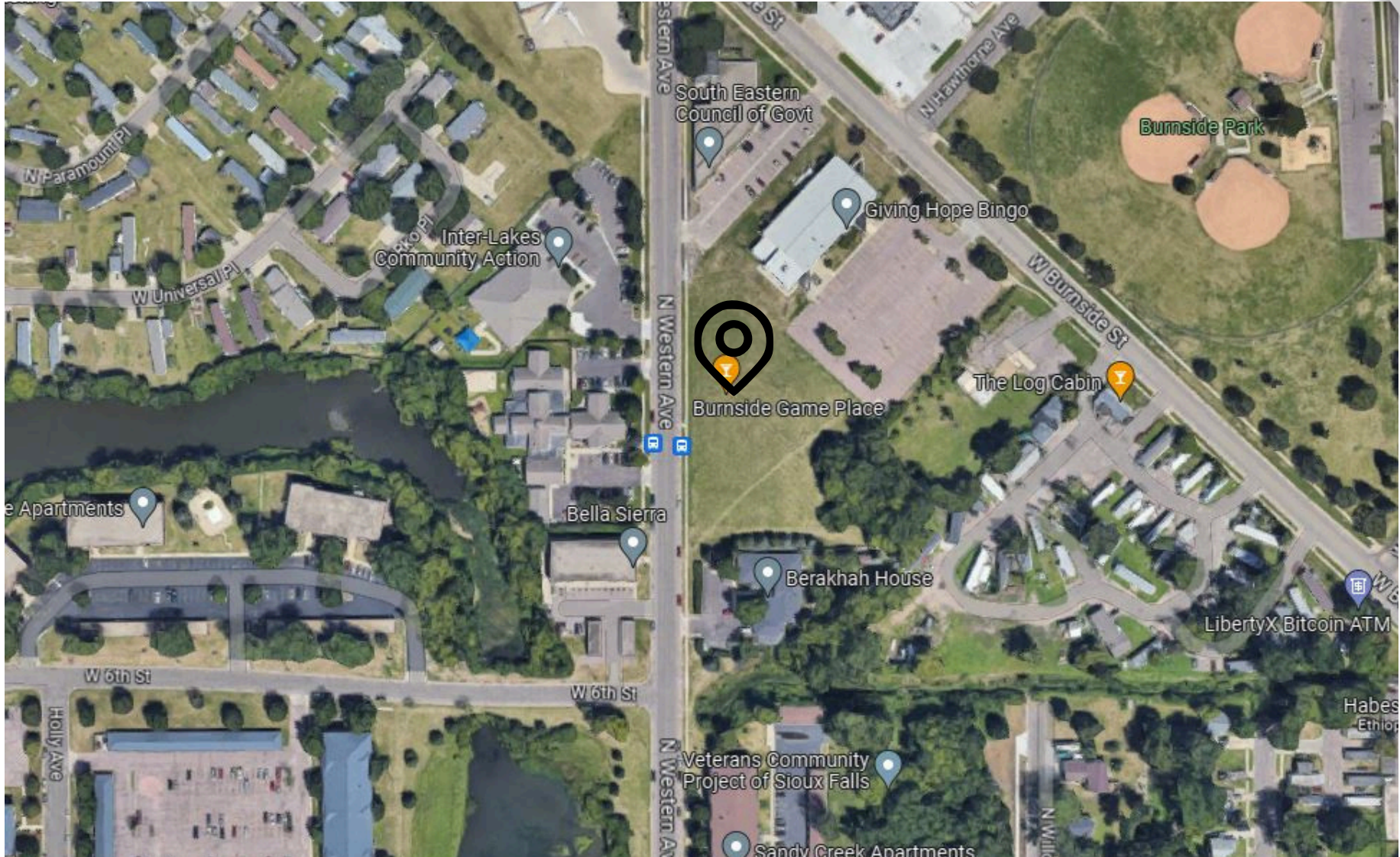
## LOCATION

Located off the intersection of N Western Avenue & Burnside Street.



# LOCATION MAP

412 N Western Avenue, Sioux Falls



# WHAT'S AROUND THE CORNER

412 N Western Avenue, Sioux Falls

## Who are Your Neighbors?

- Denny Sanford PREMIER Center
- Sioux Falls Convention Center
- Terrace Park swimming pool
- Burnside Park
- Earl McCart ball fields
- Elmwood Golf Course
- Ramada by Wyndham Water Park & Event Center

