



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



**FOR SALE \$1,890,000**

**Incredible Land Redevelopment Opportunity**

**Land, Cold Storage Metal Bldg & One House**

5701 & 5611 W 12<sup>th</sup> Street, 500 & 510  
Jackie Ave. & 5802 W 14<sup>th</sup> Street

**5 acres +/-**



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# WHAT YOU NEED TO KNOW

Incredible Land Redevelopment Opportunity, Sioux Falls, SD

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## Land Redevelopment Opportunity!

Addresses included are: 5701 & 5611 W 12<sup>th</sup> Street, 500 & 510 Jackie Avenue and 5802 W 14<sup>th</sup> Street.

Nestled along West 12th Street — one of Sioux Falls' most vibrant and trafficked corridors — this address puts you at the crossroads of convenience, visibility, and accessibility. The property has housed Western Housing, a well-established, family-owned modular and manufactured home retailer that has served the community since 1972.

## QUICK SNAPSHOT

- Approximately 5 acres of which approximately 4 acres offer a W 12<sup>th</sup> Street Redevelopment Opportunity & 1 acre is the house and garage
- Parcel IDs: #12201 / #12200 / #12202 / #12197
- Single family home, Metal building & Cold storage included
- Year built of house: 1965
- Size of house: 1,560 SF
- Size of warehouse: 4,500 SF

# EXTERIOR PHOTOS

Incredible Land Redevelopment Opportunity, Sioux Falls, SD



# EXTERIOR PHOTOS

Incredible Land Redevelopment Opportunity, Sioux Falls, SD



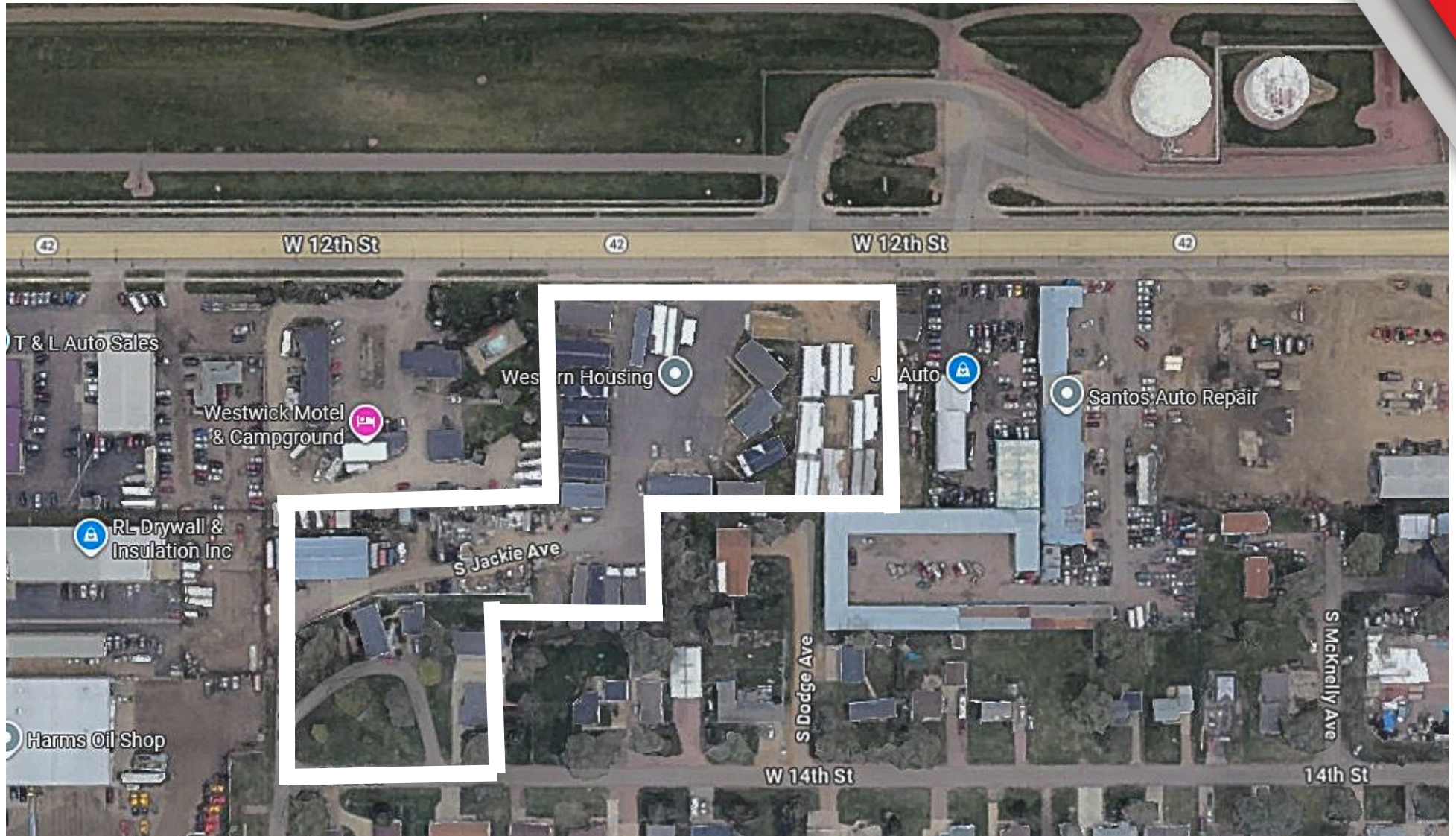
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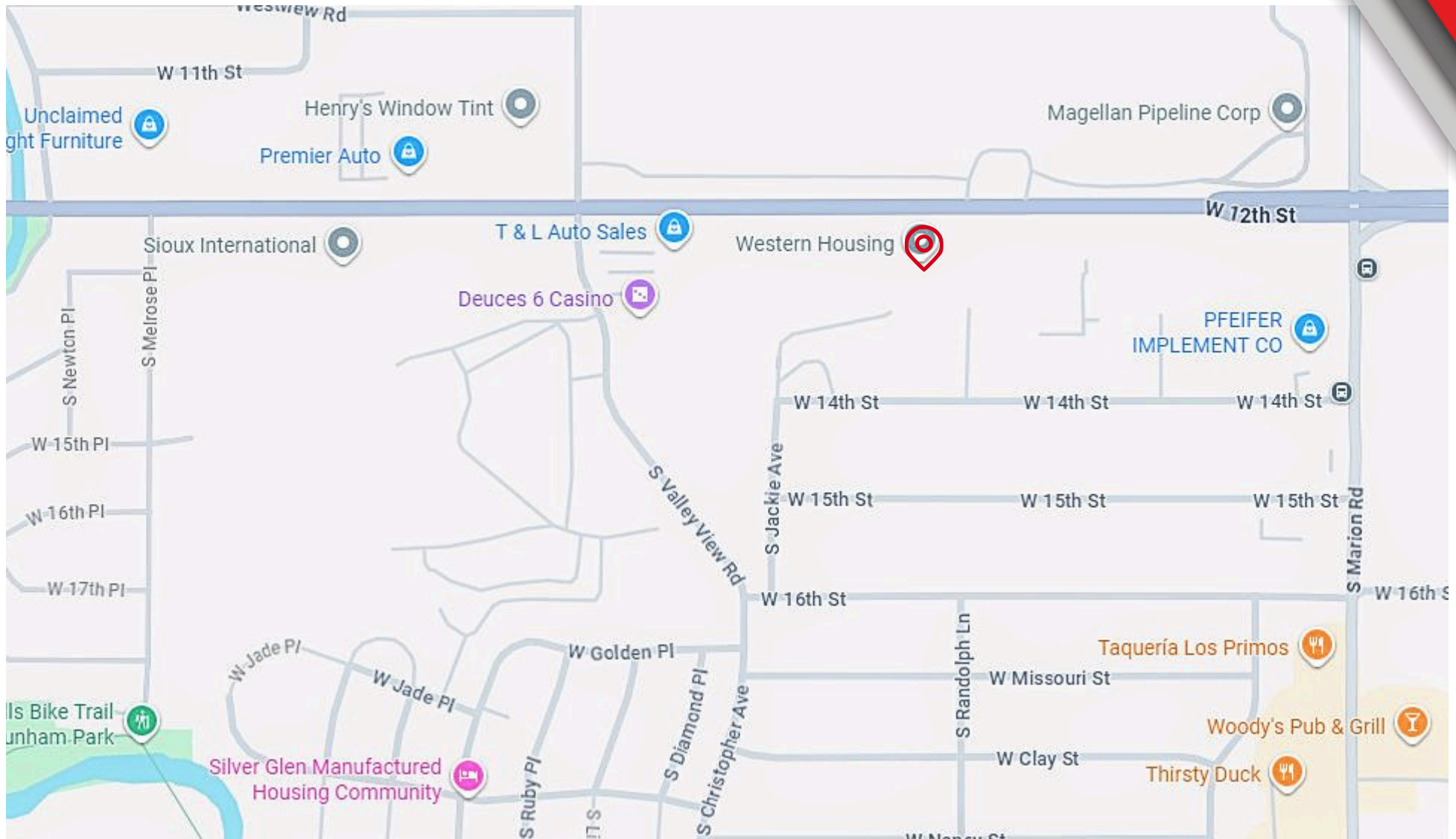
# LOCATION MAP

Incredible Land Redevelopment Opportunity, Sioux Falls, SD



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information deemed reliable, but not guaranteed

