

ACCORD

COMMERCIAL REAL ESTATE, LLC



1701 S Cleveland Ave Sioux Falls, SD

Square Footage: 138,328 sq. ft.
Zoning: PD Office, RA-1 and RS-2
Land Area: 3.18 acres (138,328 sq ft)
Legal Description: Contact broker.
Parcel Number: 44583, 44584, 56261 & 62115

\$350,000
REDUCED PRICE

Property Details

This is a rare development lot in the center of town with lots of trees and natural beauty. It is located just off 26th Street and Cleveland Avenue. The bulk of the land (122,328 square feet) is currently zoned PD Office with an additional 16,000+ square feet zoned for RA-1 and RS-2 residential use. The zoning could potentially be changed to accommodate the buyer's needs. This property is secluded and located near I-29 providing great access to all areas of the city. It is located off Cleveland Avenue just north of 26th Street on the west side of Cleveland. This would be a great location for an office development, large single family residential lot or high end multi-family housing development.



www.TheAccordTeam.com



605.275.8430 office
605.359.8430 cell
886.645.1963 fax

PO Box 1422
Sioux Falls, SD 57101-1422



MIKE HAUCK, JD
BROKER / OWNER
mhauck@theaccordteam.com
605.359.8430

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