

**1720 N. Louise Avenue**  
Sioux Falls, SD

**AVAILABLE - Build to Suit  
or Land for Sale**  
Commercial Land



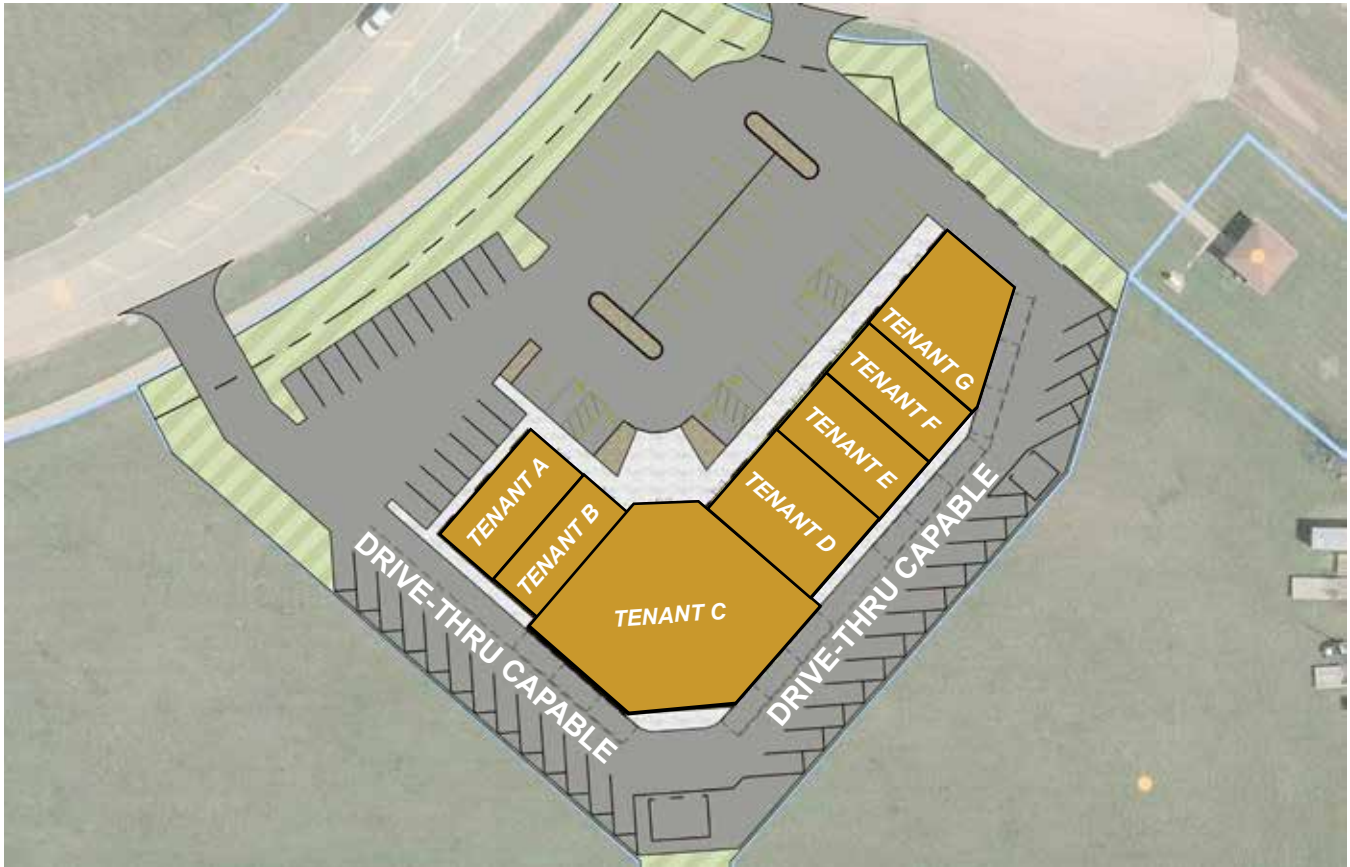
**PROPERTY DESCRIPTION**

**Zoning:** C-2 District  
□ RE-3 Form

**Acreeage:** %"- \*' Acreg    **Land Sale:** \$20 PSF  
**Lot Area:** , )ž)%+ S :

- Former Kum-n-Go site, two entrances for the site, perfectly suited for a C-Store/station, strip-mall or car outlot.
- Area neighbors include: Elmwood Golf Course, Denny Sanford Premier Center (booked throughout the year with different events), exhibit arena, Howard Wood Field, brand new Holiday Inn & Suites, Sheraton Hotel and Ramada Resort Hotel.
- West Russell Street is one of the only available frontages, drive through concept available.
- Liquor and beer license available for this site.
- Owner is a licensed real estate broker with the State of South Dakota.

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**CONCEPTUAL SITE PLAN**

**BUILDING DESCRIPTION**

**Building Square Footage: 17,375 SF**  
**Available Suites: 7 Total**  
**Parking Shown: 94 Spaces**

**SUITE A - 1,700 SF (AVAILABLE)**  
**SUITE B - 1,370 SF (AVAILABLE)**  
**SUITE C - 6,493 SF (AVAILABLE)**  
**SUITE D - 2,511 SF (AVAILABLE)**  
**SUITE E - 1,745 SF, (AVAILABLE)**

**SUITE F - 1,557 SF (AVAILABLE)**  
**SUITE G - 2,377 SF (AVAILABLE)**

**Contact Broker**  
**Vick Patel**  
Office: 605.610.6866  
Cell: 605.376.3183

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**CONCEPTUAL RENDERING**

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