1720 N. Louise Avenue
Sioux Falls, SD

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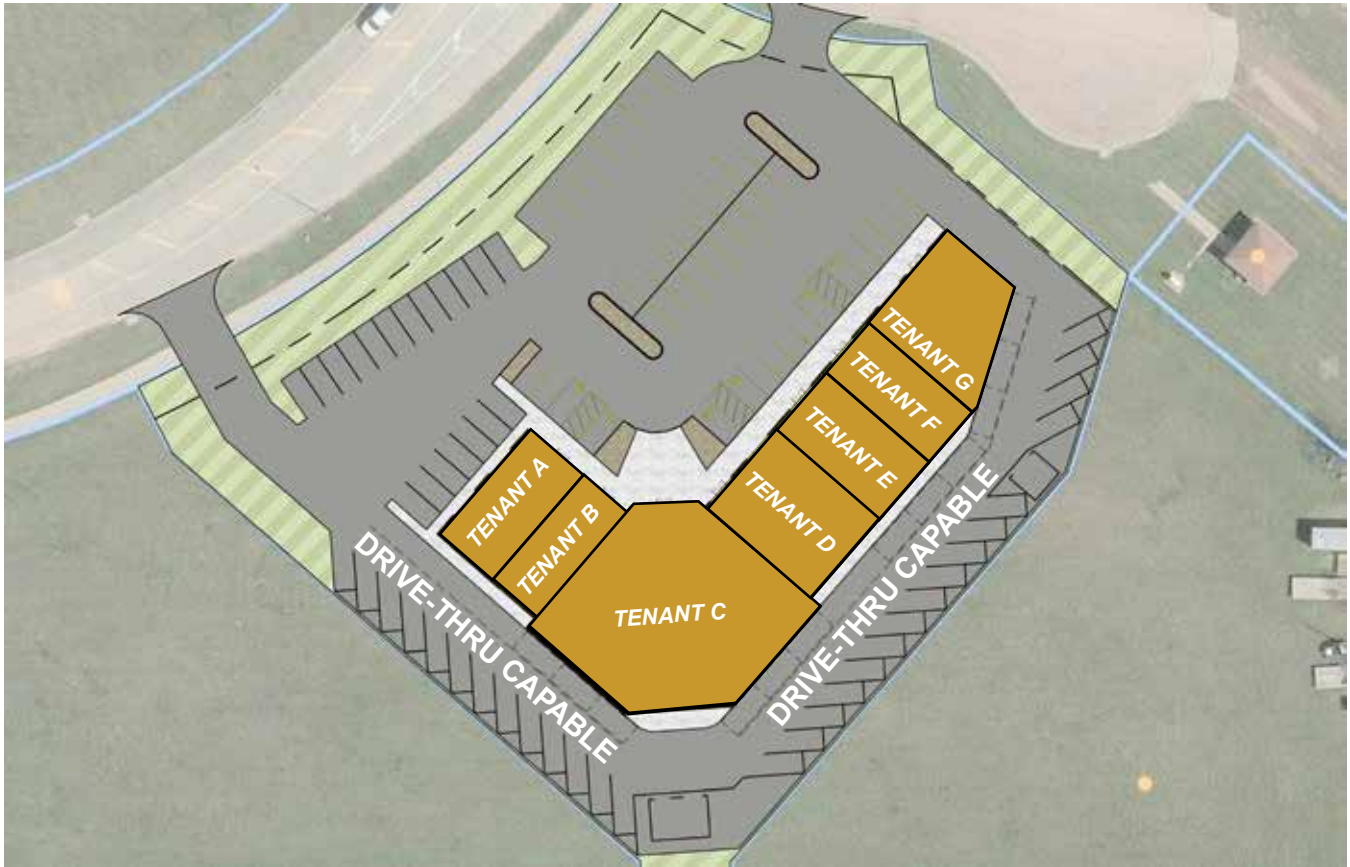*Commercial Land*

NORTH

PROPERTY DESCRIPTION

Zoning: C-2 District
RE-3 Form

Acreage: 1.963 Acres
Lot Area: 85,517 SF

Land Sale: $20 PSF

- 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), Sioux Falls Arena, Howard Wood Field, brand new Holiday Inn & Suites, Sheraton Hotel and Ramada Resort Hotel.
- One of the only available frontages on West Russell Street and North Louise Avenue.
- Drive through concept available.
- Liquor and beer license available for this site.
- A member of the ownership group is a licensed real estate broker with the State of South Dakota.

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DRIVE-THRU CAPABLE
DRIVE-THRU CAPABLE

TENANT A
TENANT B
TENANT C
TENANT D
TENANT E
TENANT F
TENANT G

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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2301 W. Russell Street Sioux Falls, SD 57104 • Phone: 605.610.6866 • vick@premiersiouxfalls.com   www.premiersiouxfalls.com

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RAMOKTA
EXHIBIT HALL

STI CAMPUS

ELMWOOD
GOLF COURSE

HOLIDAY INN &
CROOKED PINT

DENNY SANFORD
PREMIER CENTER

NORTH