

ASPEN RIDGE COMMERCIAL LOT
5702 SOUTH MARION ROAD
SIOUX FALLS, SD

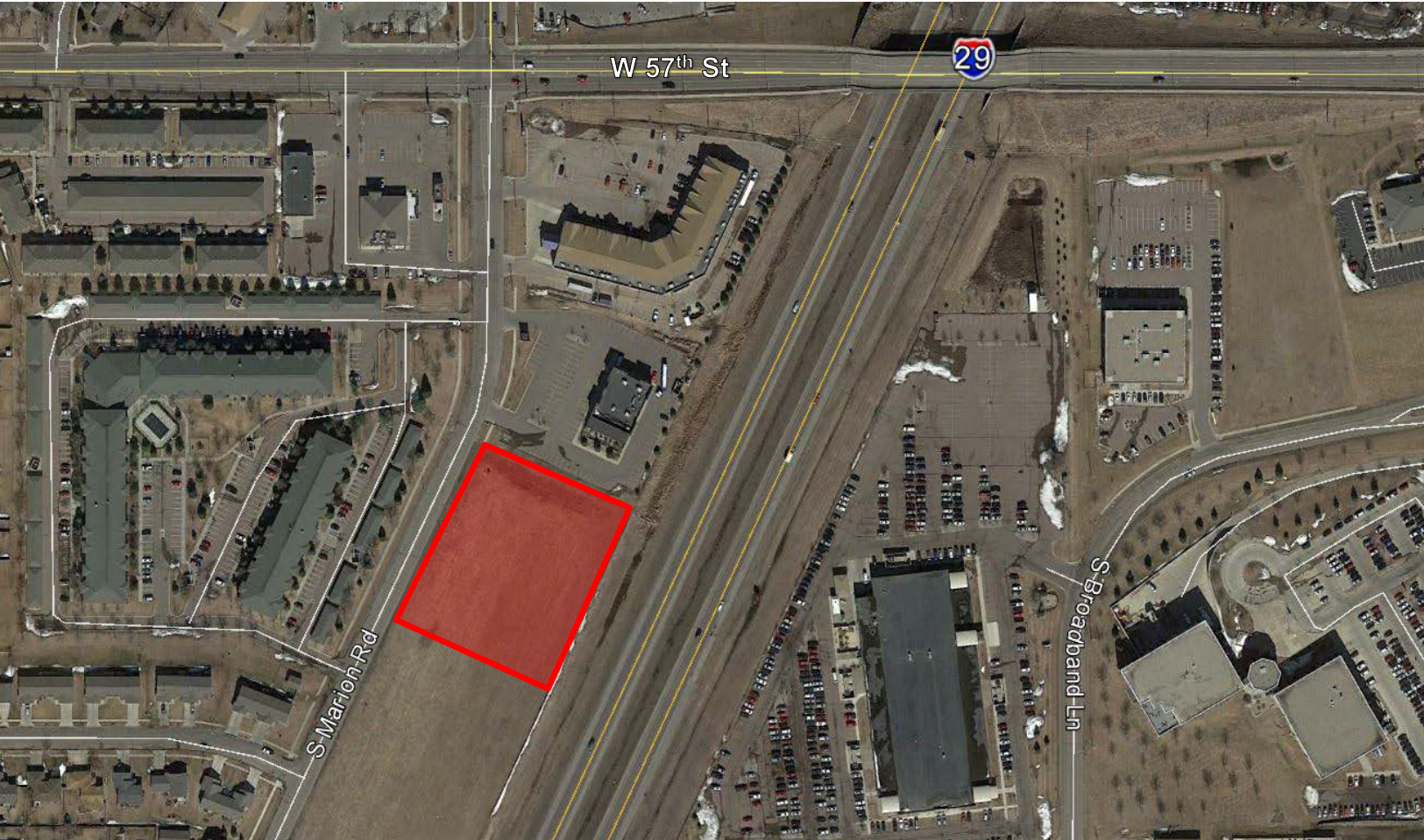
Real Estate Services

Bender
COMMERCIAL

FOR SALE

COMMERCIAL LAND – SOUTHWEST SIOUX FALLS

We open doors.



PROPERTY FEATURES:

- **82,940 sq. ft.***
- **For Sale: \$7.00/sq. ft.**
- Zoned C-2 Neighborhood Commercial.
- Commercial land located just south of 57th Street and Marion Road intersection in growing southwest Sioux Falls.
- Excellent interstate visibility with 312' of frontage along I-29.
- City sanitary sewer and water available along Marion Road.
- Retail neighbors include the Lie'brary, Billy Frogs Bar and Grill, Golf Addition and Snap Fitness.
- **Owner is a licensed broker in the state of South Dakota.**

For More Information, Please Contact:

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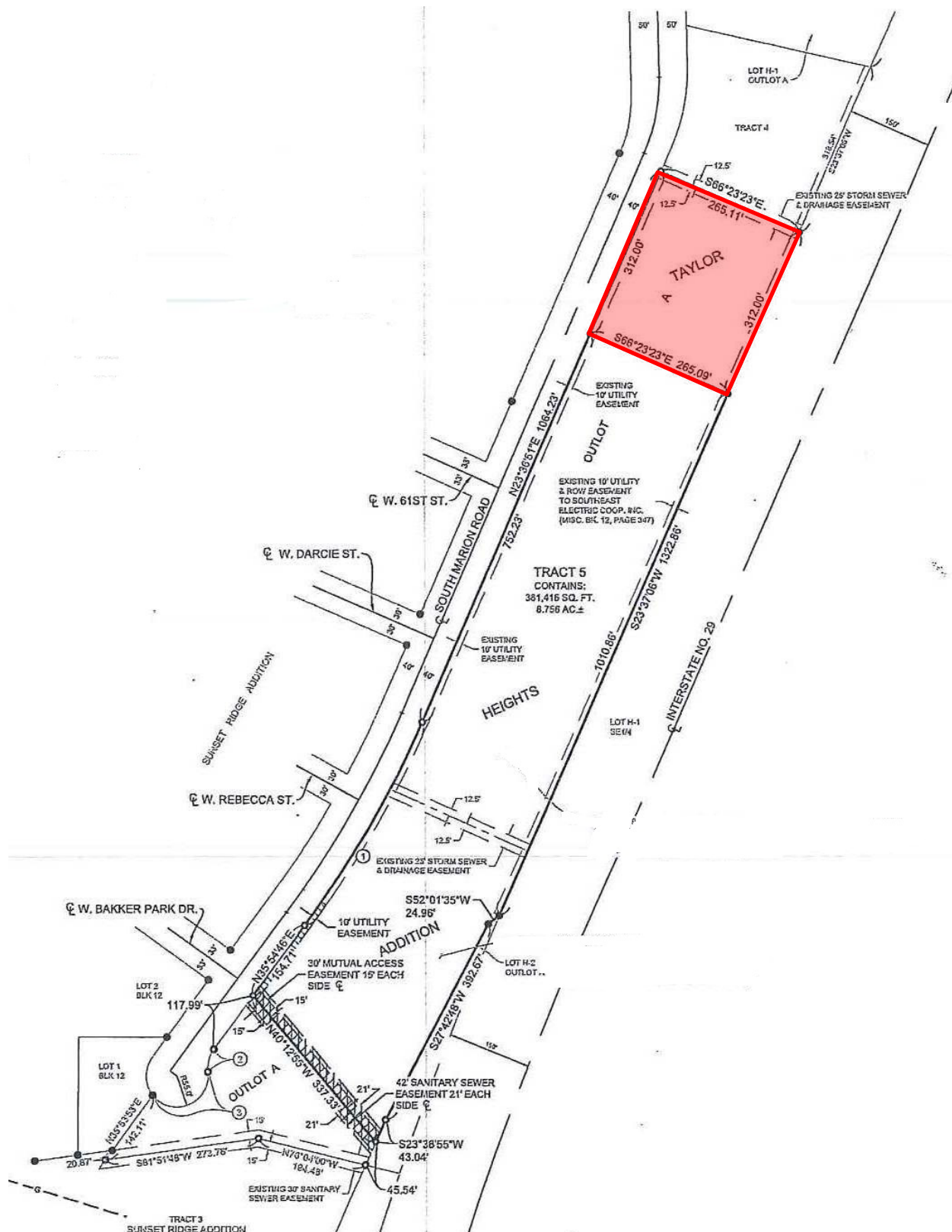


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