

**FOR SALE**



# 49TH & WESTERN LAND

COMMERCIAL LAND

**Bender**  
COMMERCIAL



**1901 & 2009 WEST 47TH STREET  
SIOUX FALLS, SD**



**72,383 SF  
(1.66 ACRES)**



**\$25.00/SF**

- In fill commercial lot located at the new 49th Street and Western Avenue intersection.
- Zoned C-2 Commercial.
- Access to property will be a right-in/right-out along 49th Street.
- 47th Street access will remain but will need to be reconstructed to ADA standards - buyer needs to independently confirm with City of Sioux Falls.
- Great visibility with a daily combined traffic count of 20,400 vehicles.
- Great location in established shopping and restaurant area.
- Easy access to 41st Street and I-229.
- Neighboring businesses include Scheels, Runnings, JL Beers, Crisp & Green, Lawrence & Schiller, Costco.
- *Owner is a licensed real estate broker in the state of South Dakota.*

**BOBBIE TIBBETTS** | [bobbie@benderco.com](mailto:bobbie@benderco.com) | 605-670-9455



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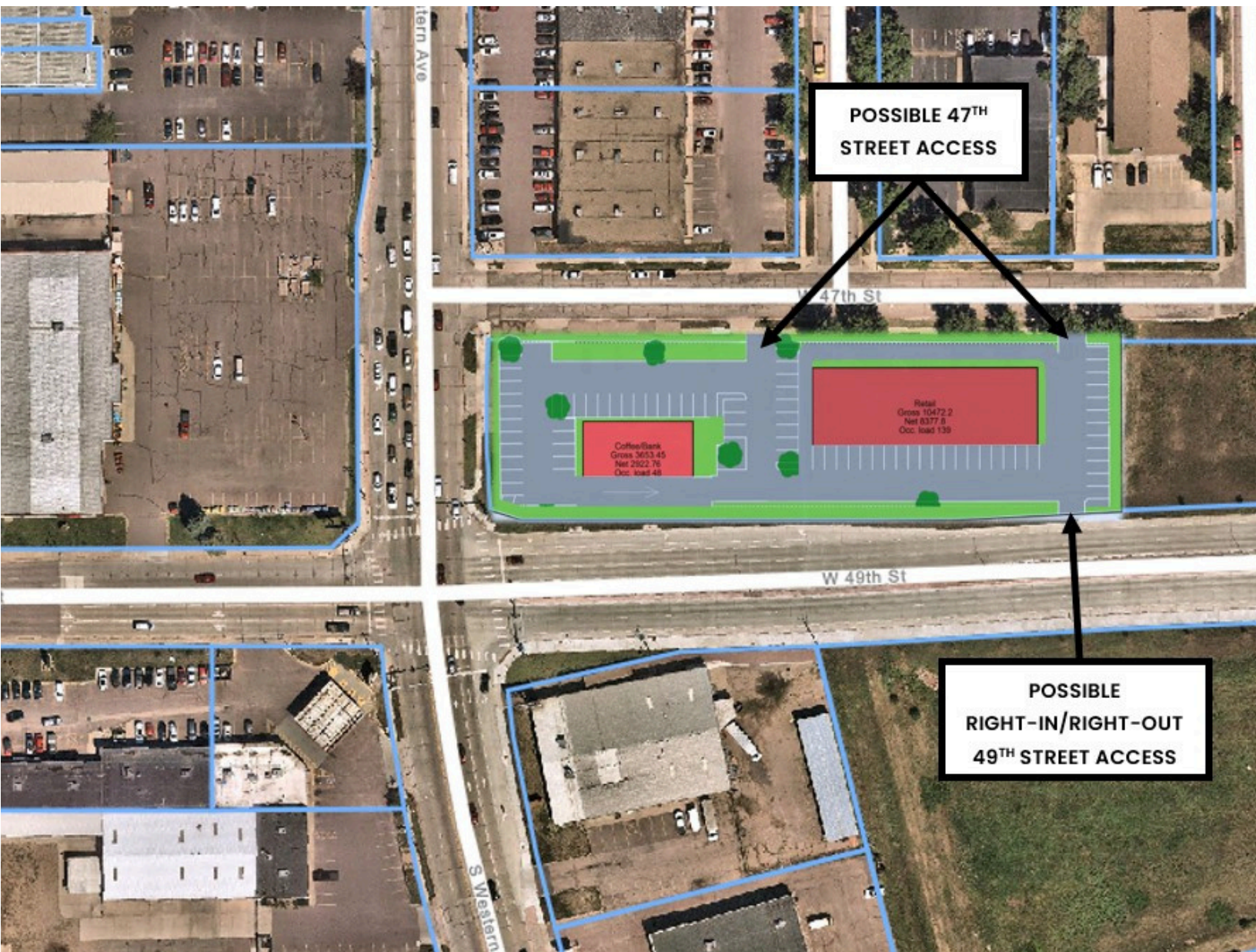
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## CONCEPT PLAN



\*Concept plan only - Buyer needs to verify property access with the city independently

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