



69TH + TANNER SOUTHSIDE OFFICE LAND

SHOVEL-READY OFFICE LAND FOR SALE

3000 East 69th Street | Sioux Falls, SD 57108



SIZE

2.65 acres



PRICE

\$11.00 PSF



LOCATION

Located near 69th Street and Cliff Avenue with access from Tanner Avenue.



TRAFFIC

69th Street: 14,000 VPD
Southeastern Avenue: 2,400 VPD



DELIVERY

Shovel-Ready
Platting Fees Paid
Zoned: O-Office



AREA TENANTS

GreatLIFE Performance and Fitness Center, The Human Bean, Harrisburg East Middle School, Harrisburg Horizon Elementary School, Harvest Church, Wings Gymnastics, Southeastern Dental

Information deemed reliable but not guaranteed.



TYSDAL
COMMERCIAL

4921 South Oxbow Avenue
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AREA MAP



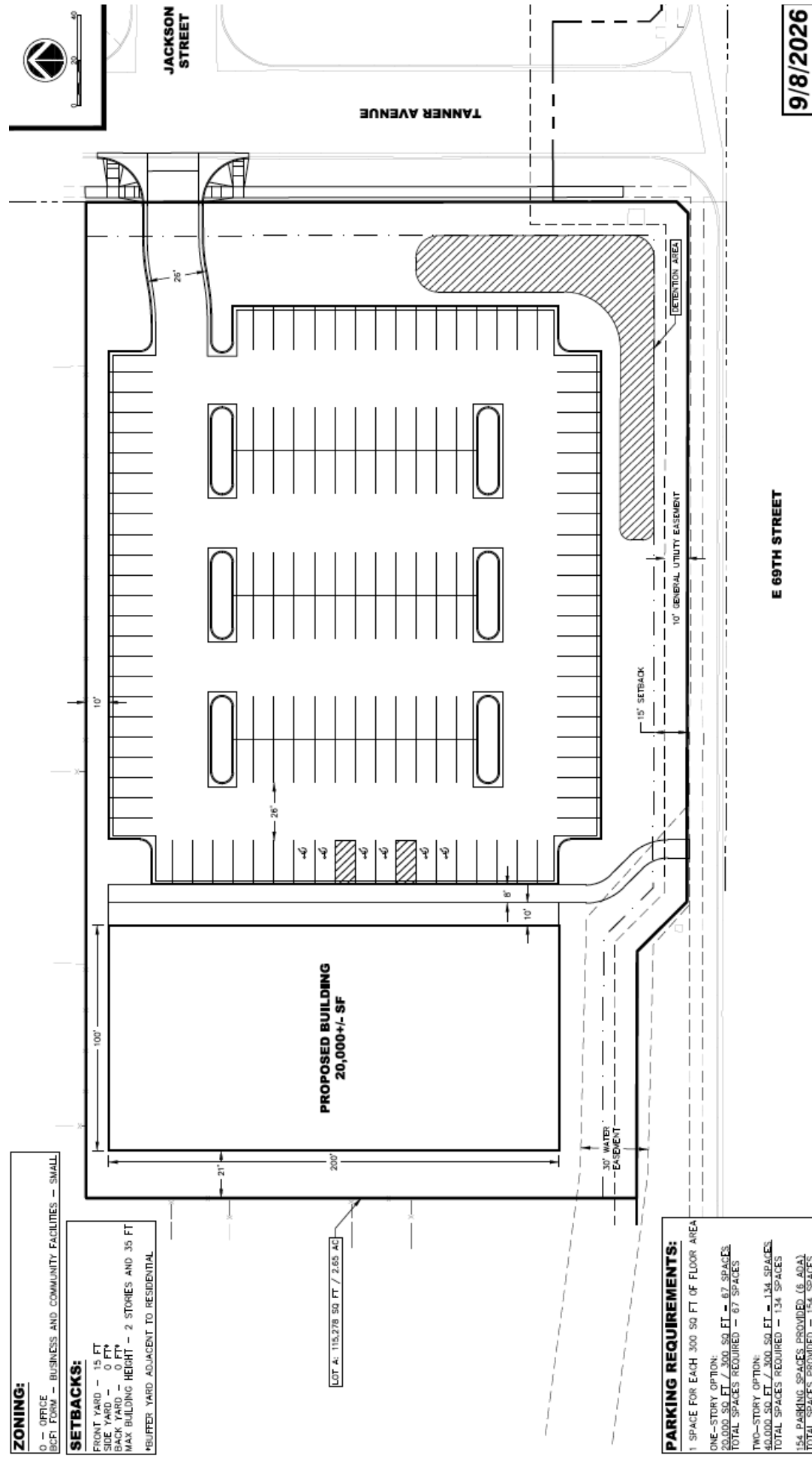
PARCEL MAP



SITE OVERVIEW



ONE BUILDING CONCEPTUAL LAYOUT



TWO BUILDING CONCEPTUAL LAYOUT

