

**FOR SALE**



# CAROLYN AVENUE LAND

COMMERCIAL LAND

**Bender**  
COMMERCIAL



**3108 SOUTH CAROLYN AVENUE**  
**SIOUX FALLS, SD**



**66,277 SF**



**\$9.00/SF**  
**(\$596,493)**

- Commercial land located two blocks from high-traffic 41st Street.
- Zoned C-4 Commercial.
- Located in established retail/office neighborhood.
- Easy access to 41st Street, Louise Avenue, and I-29.
- Neighboring businesses include Menards, Walmart, Sam's Club, Comfort Suites, Quality Inn & Suites, Walden Carpets, Radco, Savers and the Bridal Gallery

**ROB FAGNAN, SIOR** | [rob@benderco.com](mailto:rob@benderco.com) | 605-782-1672



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