Lincoln County, SD Commercial Property
27088 SD Highway 11
Sioux Falls, SD 57108

$3,500,000
4.41± Acres
Minnehaha County







MORE INFO ONLINE:

https://talltinesproperties.com/

SUMMARY

Address
27088 SD Highway 11

City, State Zip
Sioux Falls, SD 57108

County
Minnehaha County

Type
Commercial, Business Opportunity

Latitude / Longitude
43.462318 / -96.647914

Taxes (Annually)
$24,513

Acreage
4.41

Price
$3,500,000

Property Website
talltinesproperties.com







PROPERTY DESCRIPTION

PRIME COMMERCIAL PROPERTY - HIGH VISIBILITY, 4.41 ACRES & EXCEPTIONAL BUSINESS POTENTIAL

Located at 27088 SD Highway 11, Sioux Falls, SD 57108, this outstanding 4.41-acre commercial property offers an exceptional opportunity for businesses looking to establish, expand, or relocate in the Sioux Falls market. With excellent highway visibility, significant daily traffic exposure, and convenient access to Sioux Falls and surrounding communities, this property provides an ideal location to showcase your business and reach a broad customer base.

The impressive main building features approximately 19,600 square feet, including 3,200 square feet of professional office space and 16,400 square feet of heated showroom and shop space. The flexible layout offers numerous possibilities for a variety of commercial, industrial, retail, and service-oriented businesses.

Professional Office Space

The 3,200-square-foot office area features multiple individual offices and an attractive open meeting area, providing an excellent environment for administrative staff, sales teams, and customer meetings. The layout offers plenty of room to welcome clients, conduct business, and manage daily operations in one convenient location.

Heated Showroom & Shop Space

The expansive 16,400-square-foot area offers tremendous flexibility for product displays, customer showroom space, equipment storage, and business operations. The heated showroom features epoxy-coated flooring, creating a clean and professional setting to showcase products and services. The remaining shop bays provide valuable, heated workspace for equipment maintenance, service operations, and year-round storage. The layout also offers potential opportunities for additional rental income.

Additional Storage & Expansion Potential

Situated on 4.41 acres, the property provides ample outdoor space for equipment parking, inventory storage, and potential future expansion. An additional approximately 2,700-square-foot cold storage building provides even more flexibility for storing equipment, materials, or products. The acreage and existing improvements offer an excellent foundation for a growing business with room to expand.

Whether you're looking for a corporate headquarters, retail showroom, equipment dealership, service center, or a versatile commercial investment, this property offers an outstanding combination of location, functionality, and future potential in the Sioux Falls area.

FEATURES

* Prime Commercial Real Estate

* Exceptional Location

* 19,600 sq.ft Shop

* 4.41 Acres of land

* Room for Expansion

AREA INFORMATION

Lincoln County, SD | Official Website

City of Sioux Falls

Harrisburg School District





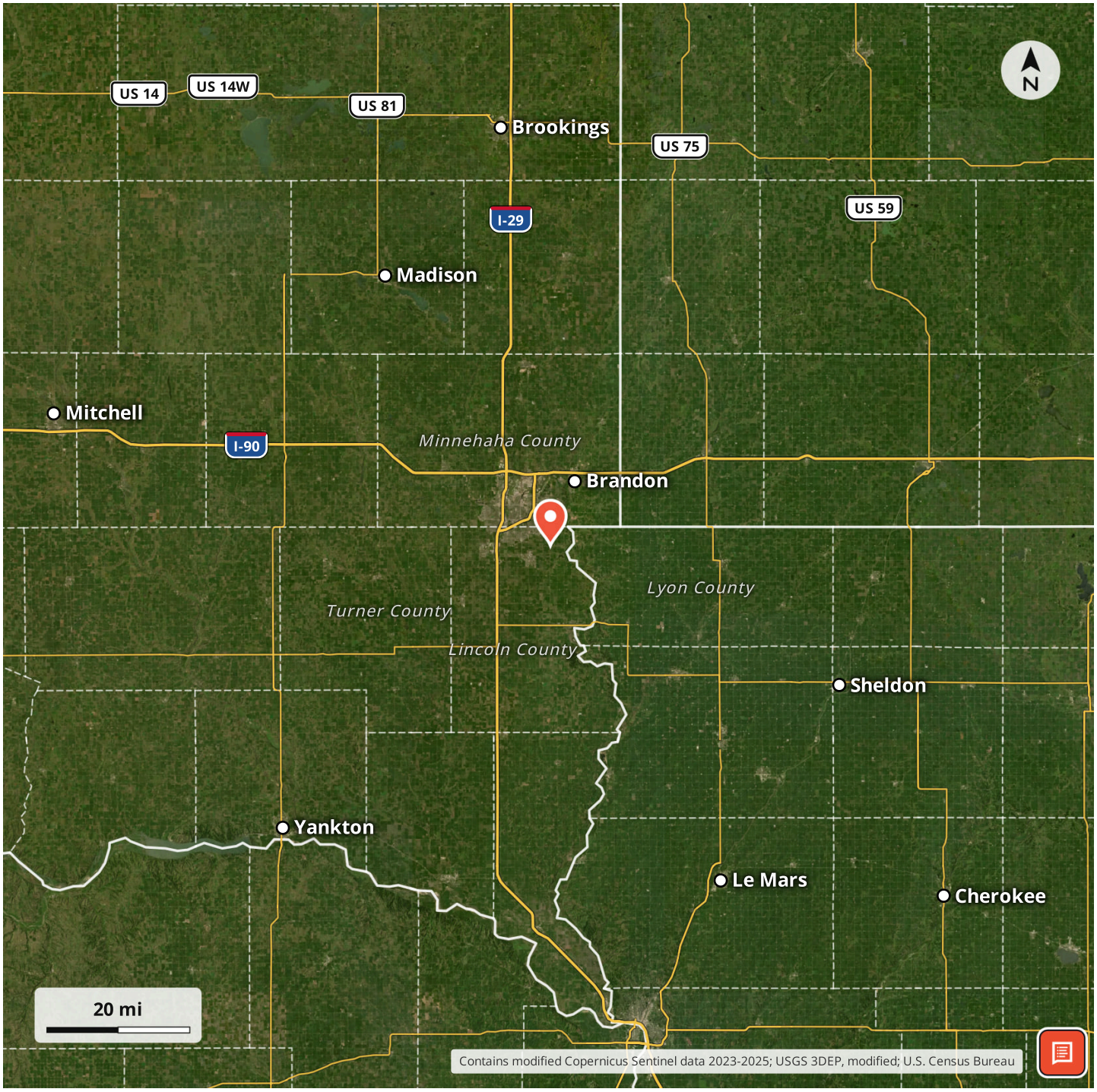




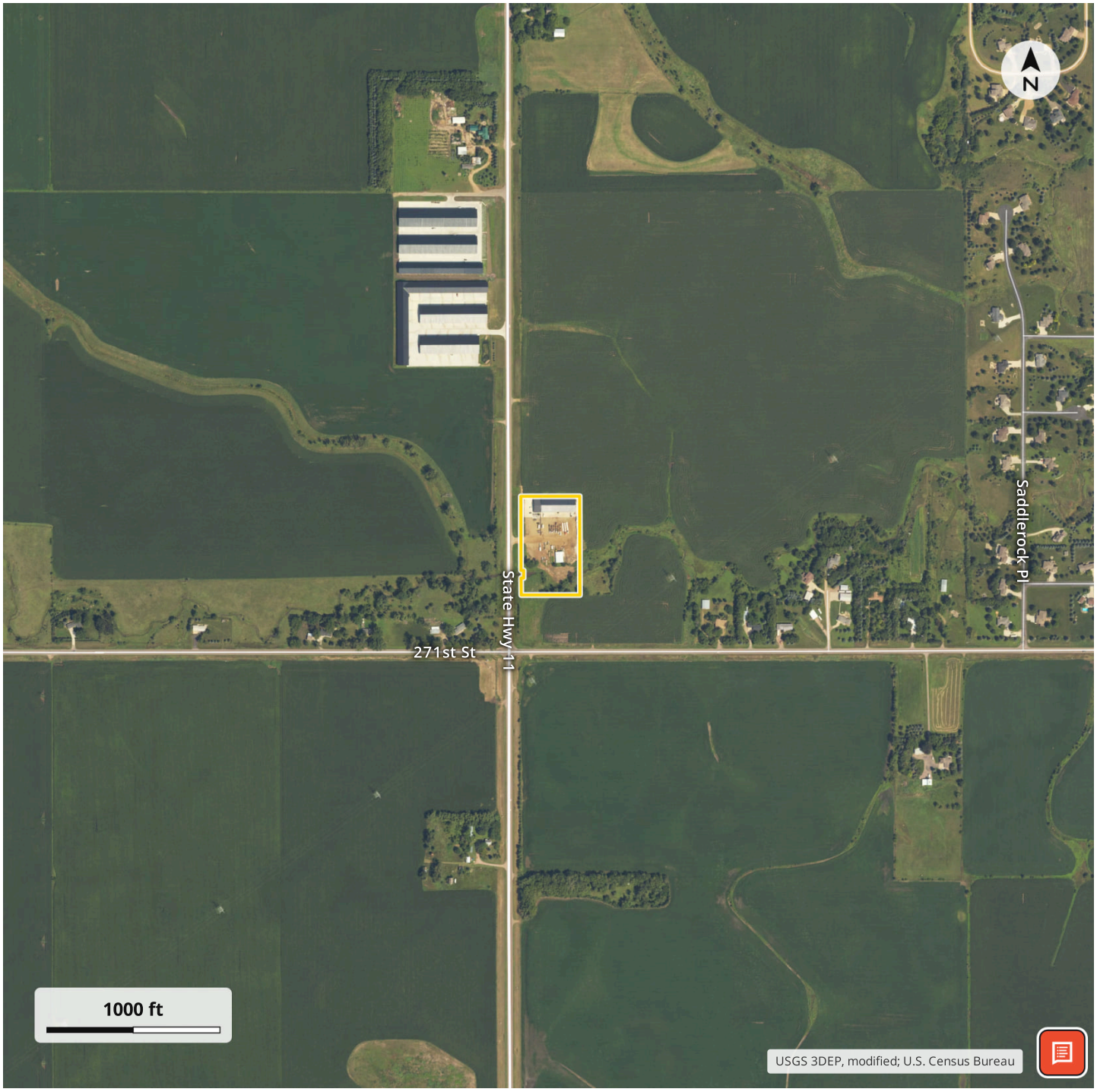



SODBusters
GREEN
Sprinklers
Sod
Landscaping
Paradise
Pool & Spa

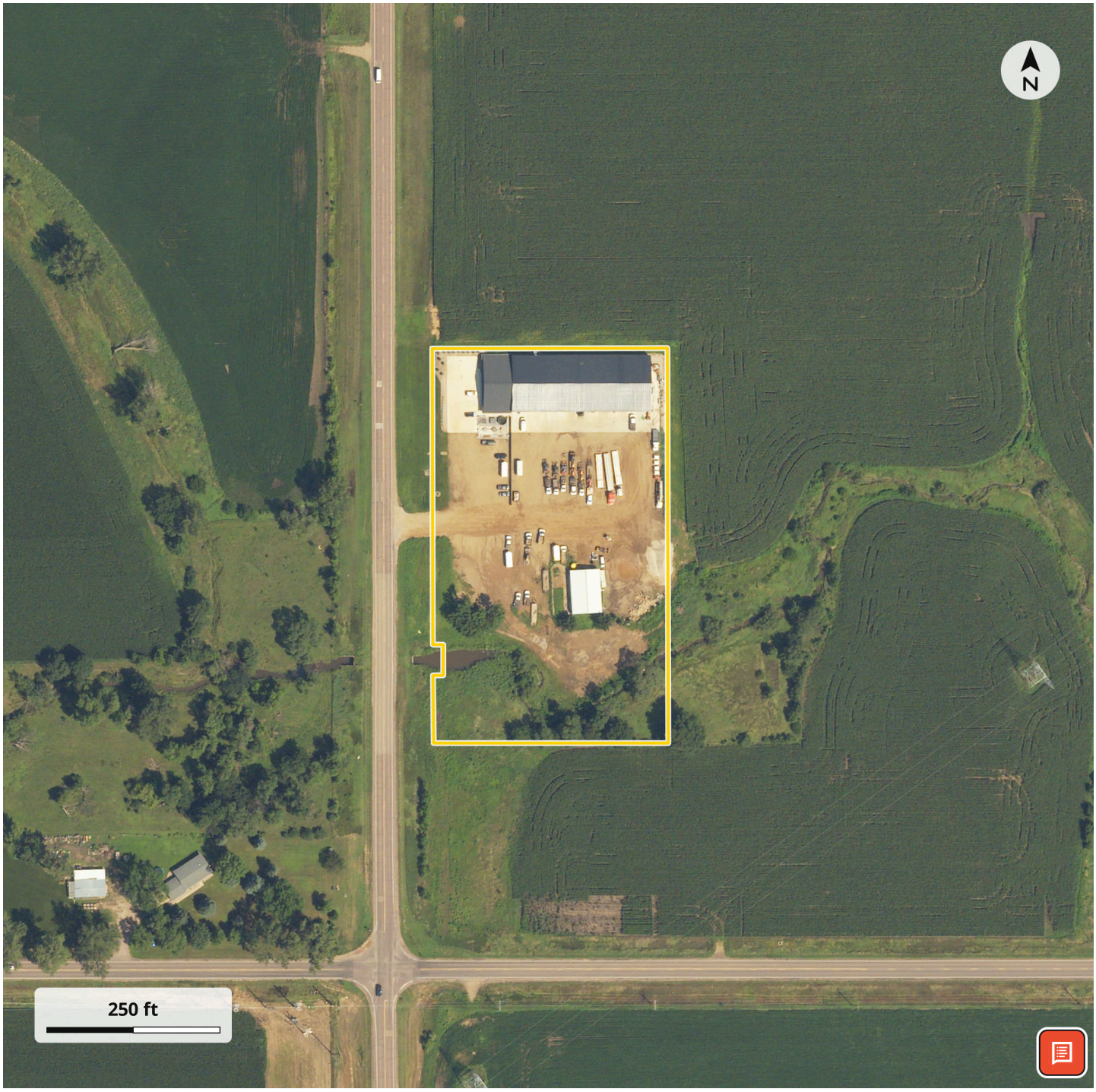
Regional Map



Locator Map


N
Saddlerock Pl
State Hwy 11
271st St
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Spearfish, SD 57883

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DISCLAIMERS

The information contained here is deemed reliable but is not warranted or guaranteed by the Broker, its Agents, or the Seller. Access to property, access to utilities, or any measurements including but not limited to, acreage, square footage and mapping boundary lines shared herein has not been independently verified and is for marketing purposes only. If exact measurements, access to property, or access to utilities is a concern, the property should be independently measured or investigated by the prospective buyer.

COOPERATING BROKER COMPENSATION:
When purchasing a property listed by Tall Tines Trophy Properties, a Buyer's Broker must be identified during the first contact and must also be present at the initial showing of the property in order to qualify for a share of the real estate commission. If these conditions are not met, any compensation for the Buyer's Broker will be entirely at the discretion of Tall Tines Trophy Properties.

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