

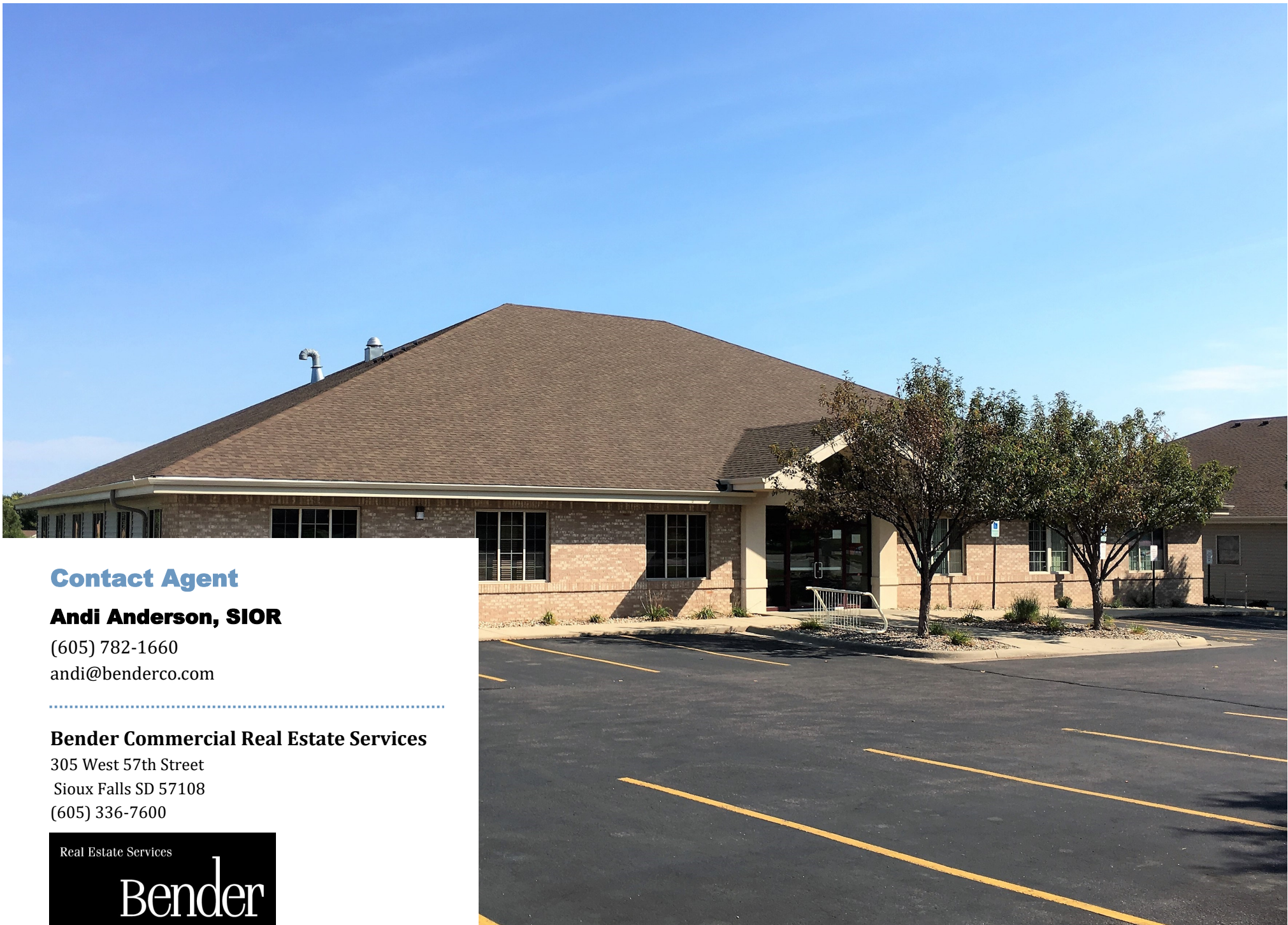


5132 South Cliff Avenue | \$2,450,000.00

Sioux Falls, South Dakota

Bender
COMMERCIAL





Contact Agent

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Bender Commercial Real Estate Services

305 West 57th Street

Sioux Falls SD 57108

(605) 336-7600



We open doors.

2 | 5132 South Cliff Avenue, Sioux Falls, SD

THE OFFERING

Notes: Two-story walk-out office building located near 57th Street and Cliff Avenue. Great visibility along high-traffic Cliff Avenue with a daily traffic count of 13,800 vehicles. Current tenants include AMI, National Advisors Trust of SD and Liberty Chiropractic - contact broker for lease and financial information. Broker must be present at all showings.

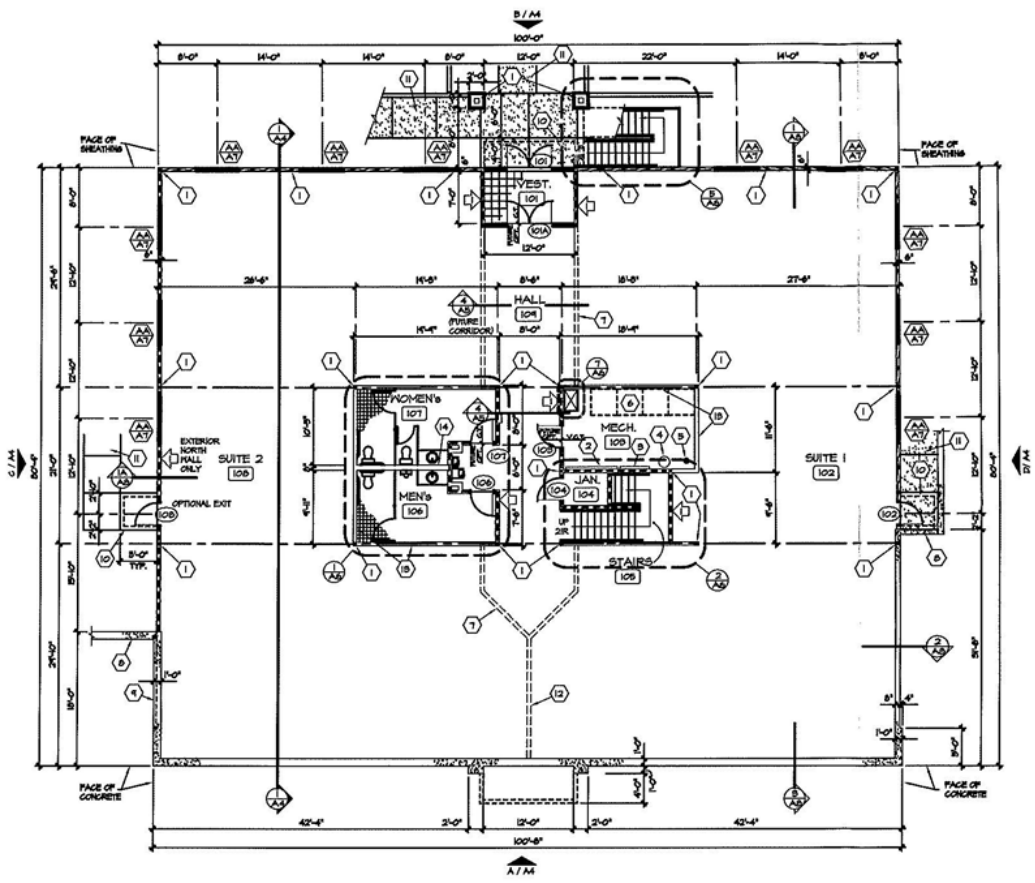
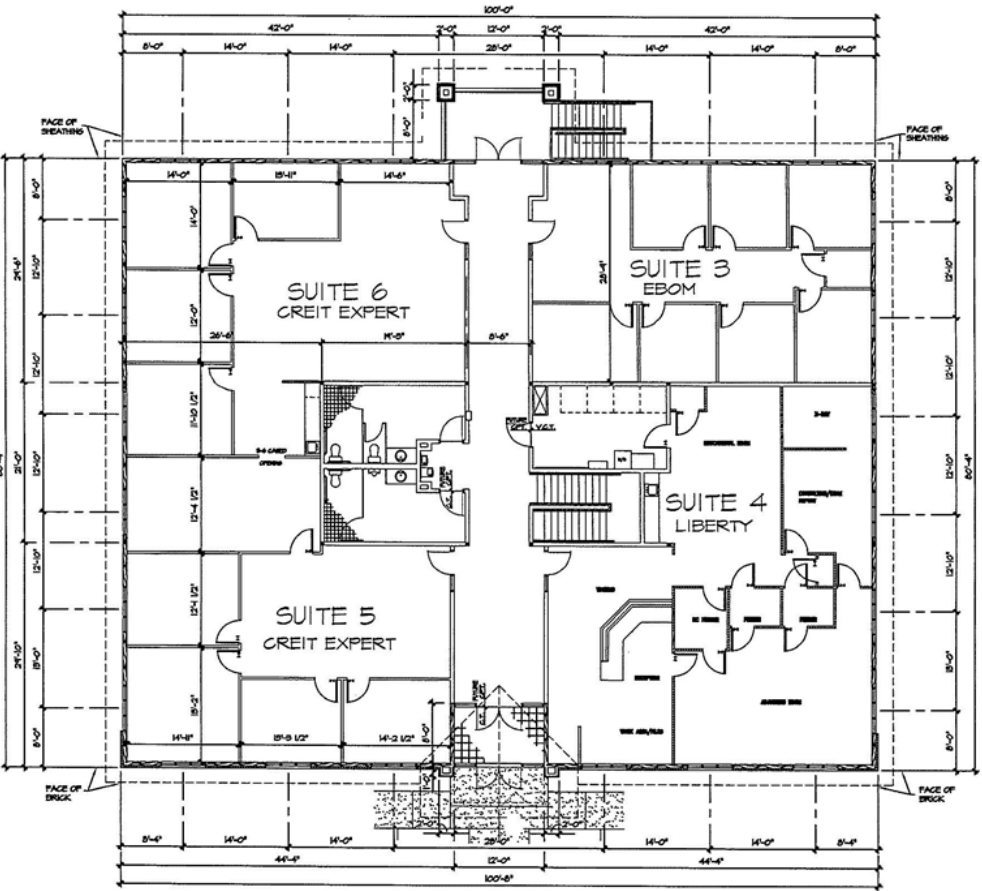
OFFERING SUMMARY

PROPERTY TYPE	Multi-tenant office building
PROPERTY NAME	South Cliff Avenue Office Building
ASKING SALE PRICE	\$2,450,000.00 \$153.12/sq. ft.
ADDRESS	5132 South Cliff Avenue Sioux Falls, South Dakota
BUILDING SIZE	16,000 square feet
YEAR BUILT	2001
LAND SIZE	40,750 sq. ft.
PARKING RATIO	1 space per 267 rentable sq. ft. New Parking Lot in 2019
ZONING	O - Office
INCOME/EXPENSES	Contact Broker for information

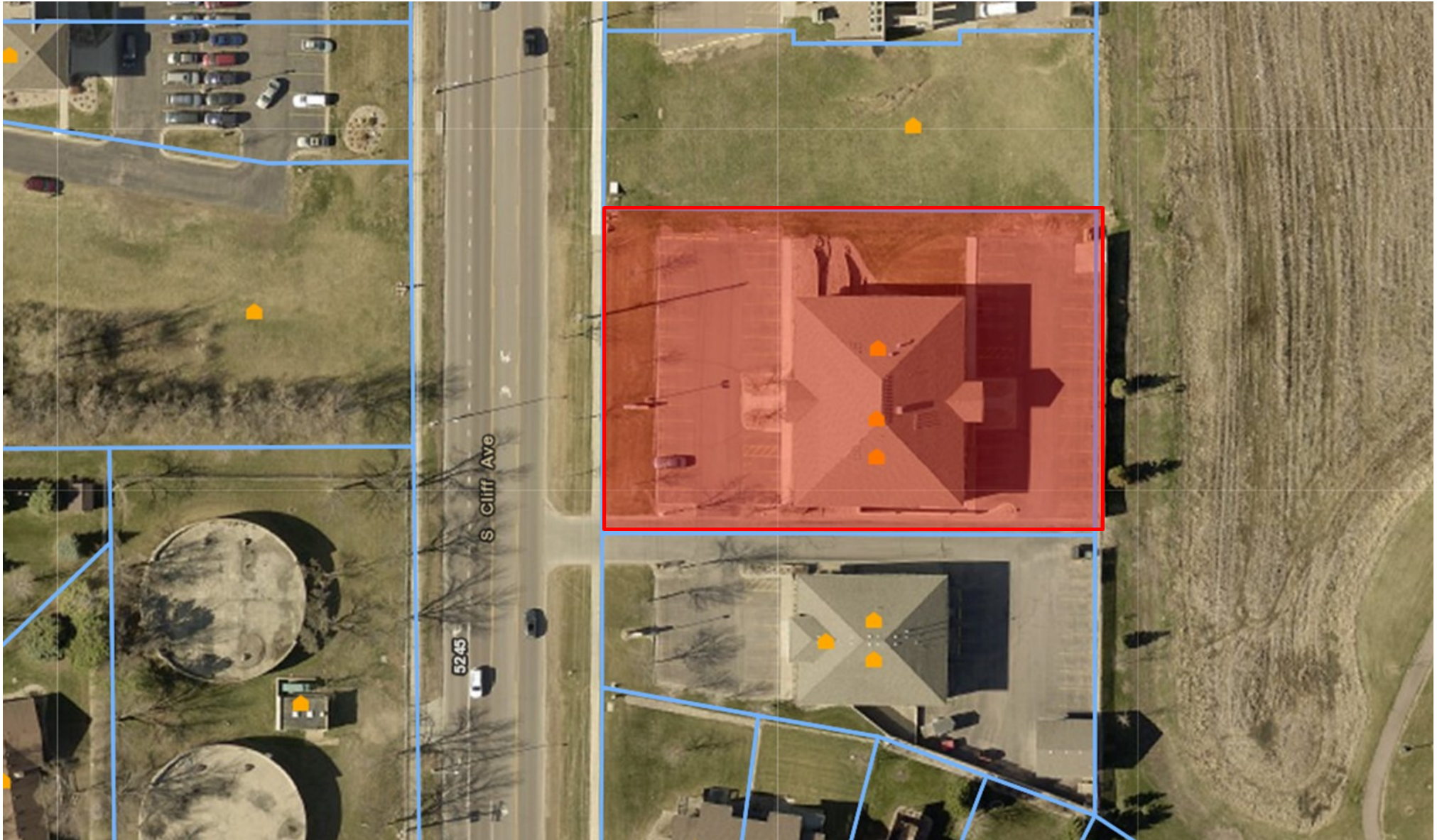




Floor Plan



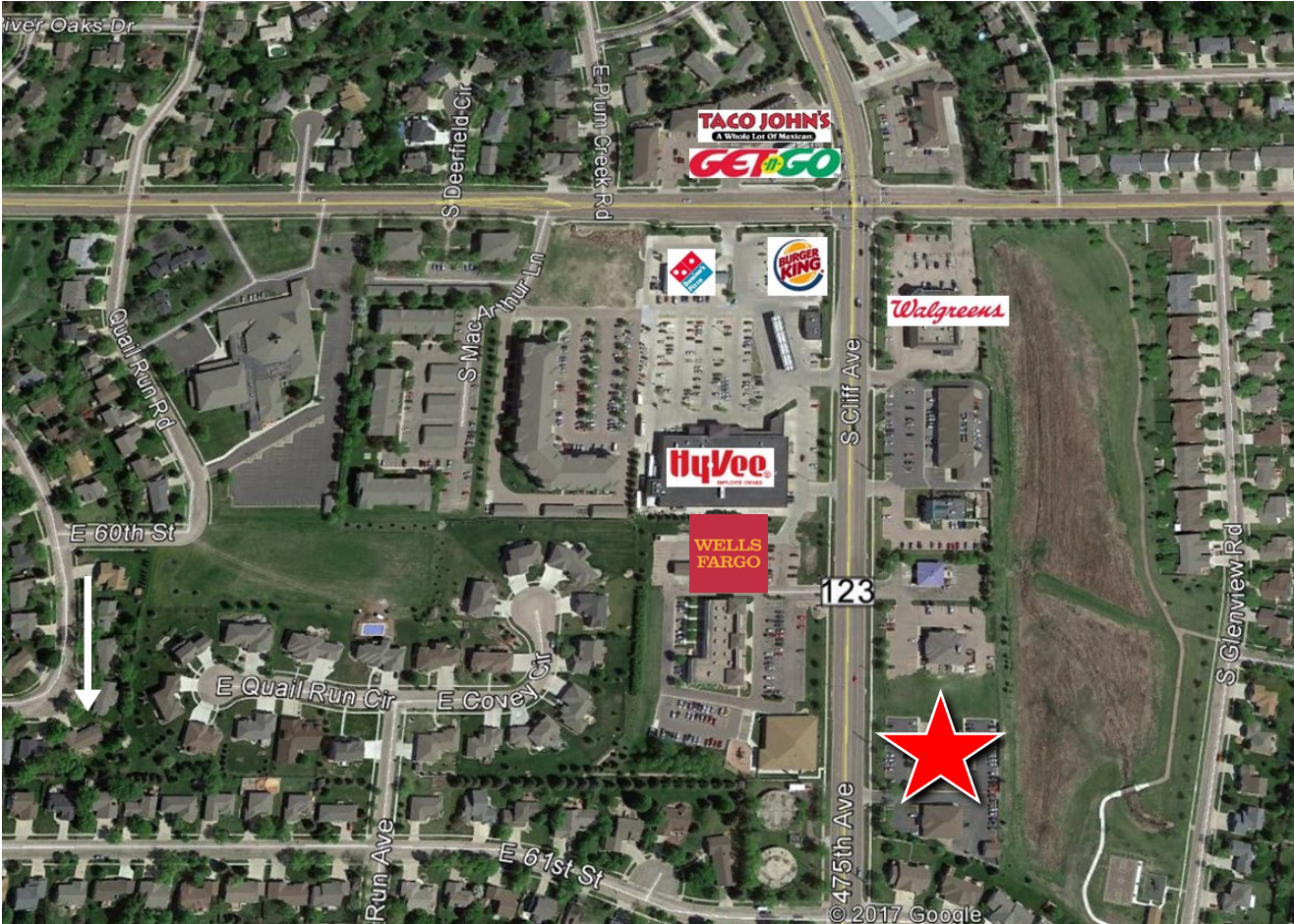
Aerial View



Area Overview

Sioux Falls is in the southeast corner of South Dakota and is the most populated Metro area in the state. South Dakota provides a positive business environment with no corporate tax, personal income tax, and no inventory tax.

SOUTH DAKOTA



Sioux Falls is located at the intersection of two major interstates, north/south bound Interstate 29 and east/west bound Interstate 90. The Cliff Avenue Office building is located in southeast Sioux Falls. The property has easy access to 57th Street, 69th Street and I-229. Neighboring businesses include Hy-Vee, Walgreens, Falls Dental and Wells Fargo