

FOR SALE



26TH & CLIFF PROPERTY

NEIGHBORHOOD RETAIL BUILDING

Bender
COMMERCIAL



1740 SOUTH CLIFF AVENUE
SIOUX FALLS, SD



13,715 SF



\$950,000

- Neighborhood retail center at the highly visible corner of 26th Street and Cliff Avenue.
- Property is just south of the vibrant Avera McKennan Campus and less than 1/2 mile from I-229.
- Three (3) retail suites located on the main level.
- Five (5) upper level apartments - fully leased. Lower-level storage.
- Ample parking in north and east lots.
- Combined traffic count of 26,000 vehicles per day.
- Retail tenants include Harlan's Bike and Nrdvana. One vacant 2,560 SF space.
- Cell tower that generates income.
- Contact broker for lease and financial information

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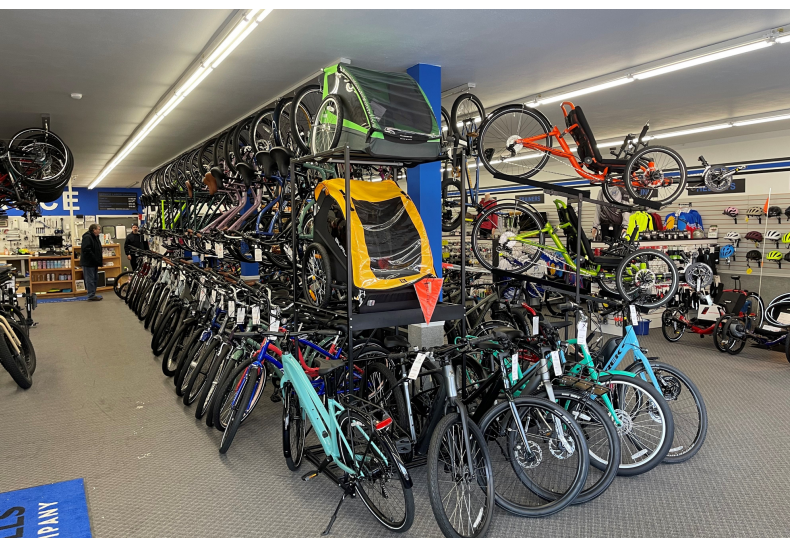
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Suite	Tenant	Size (SF)	Monthly Rent	Status
1740	Harlan's Bike	5,840	\$2,831	Leased
1742	<u>Nrdvana</u>	2,080	\$2,000	Leased
1744	VACANT	2,560	-	VACANT
	American Cell Tower		\$1,102	Leased
	5 Upper-Level Apartments	2,754	\$1,950	Leased
			\$7,883	



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