

FOR SALE



NORTH CLIFF AVENUE LAND

Bender

COMMERCIAL



3803-3903 NORTH CLIFF AVENUE
SIoux FALLS, SD



7.19 AC



\$6.95/SF

- Development land located along Cliff Avenue just north of Benson Road.
- Currently zoned I-1 Light Industrial.
- Includes 1,436 SF building with four (4) private offices, kitchen area, storage room and full unfinished basement. Paved parking lot with nine (9) spaces in front of building.
- Great visibility along Cliff Avenue with a daily traffic count of 14,900 vehicles.
- Easy access to I-90 and I-229.
- Neighboring businesses include Marlin's Family Restaurant, Dakota Angler, MAC's Hardware, Sturdevant's and Jimmy John's.

BRADYN NEISES, SIOR
bradyn@benderco.com
605-579-0189

ROB FAGNAN, SIOR
rob@benderco.com
605-521-5444



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

© 2026 Bender Companies. Information herein deemed reliable, but not guaranteed.

NORTH CLIFF AVENUE LAND



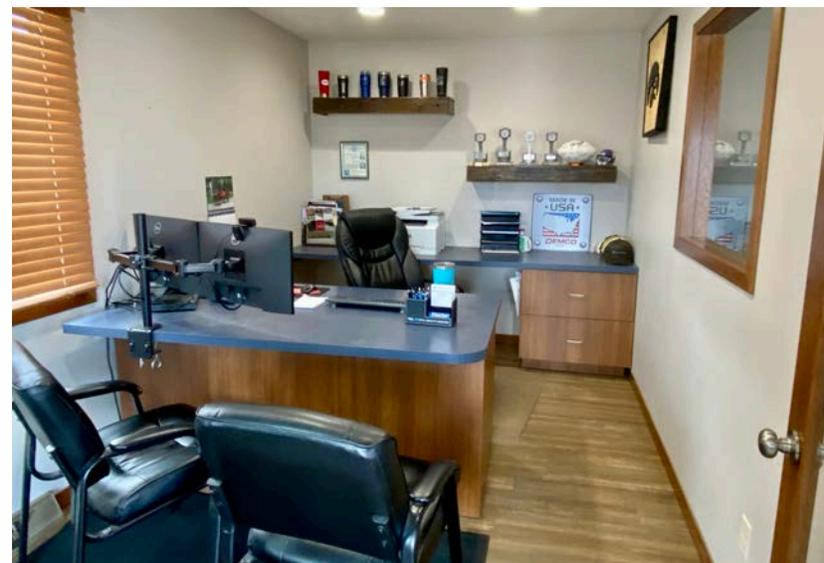
INDUSTRIAL LAND FOR SALE



NORTH CLIFF AVENUE LAND



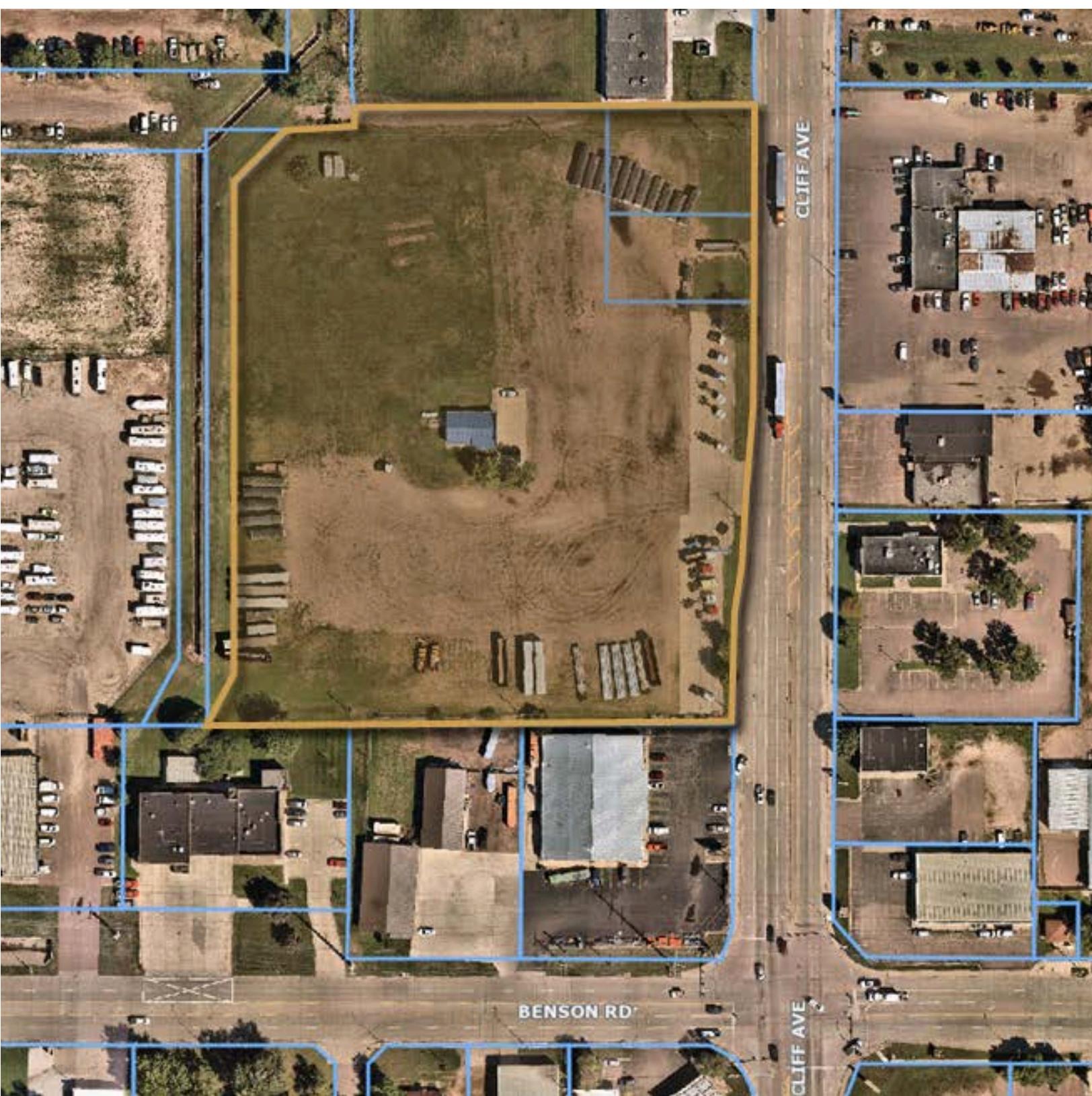
INDUSTRIAL LAND FOR SALE



NORTH CLIFF AVENUE LAND



INDUSTRIAL LAND FOR SALE



NORTH CLIFF AVENUE LAND



INDUSTRIAL LAND FOR SALE

