



FOR SALE

NORTH CLIFF AVENUE LAND

Bender

COMMERCIAL



3803-3903 NORTH CLIFF AVENUE
SIOUX FALLS, SD



7.19 AC



\$8.50/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.

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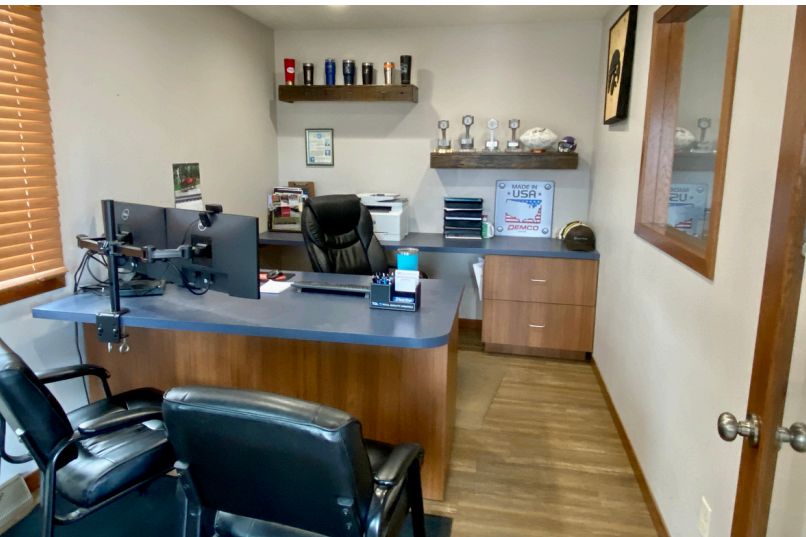
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