





1704 S CLEVELAND AVENUE SIOUX FALLS, SD



13,327 SF BUILDING 52,272 SF LAND \$ \$1,650,000 (\$123.00/SF)

- Three floor building with grade level walk out on highly-visible northeast corner of 26th Street and Cleveland Avenue near Interstate 229.
- Combined corner traffic count of approximately 30,000 vehicles per day.
- Building is comprised of seven (7) office suites with several current and upcoming vacancies perfect for an owner-occupant.
- 60 parking spaces provide an ample 1 per 222 SF parking ratio.
- Unique building layout and convenient location create opportunities for a variety of potential uses.

#### **BOBBIE TIBBETTS**

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#### **NICK GUSTAFSON, CCIM**

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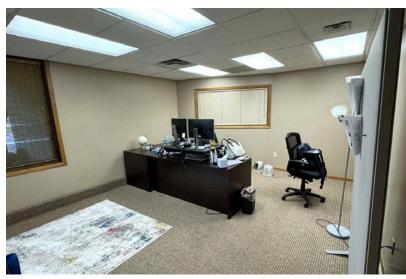


















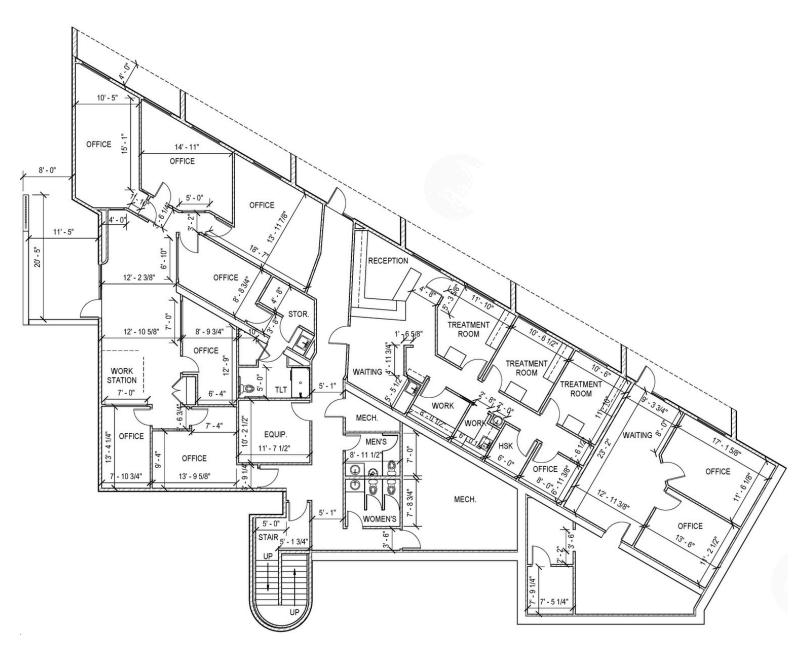






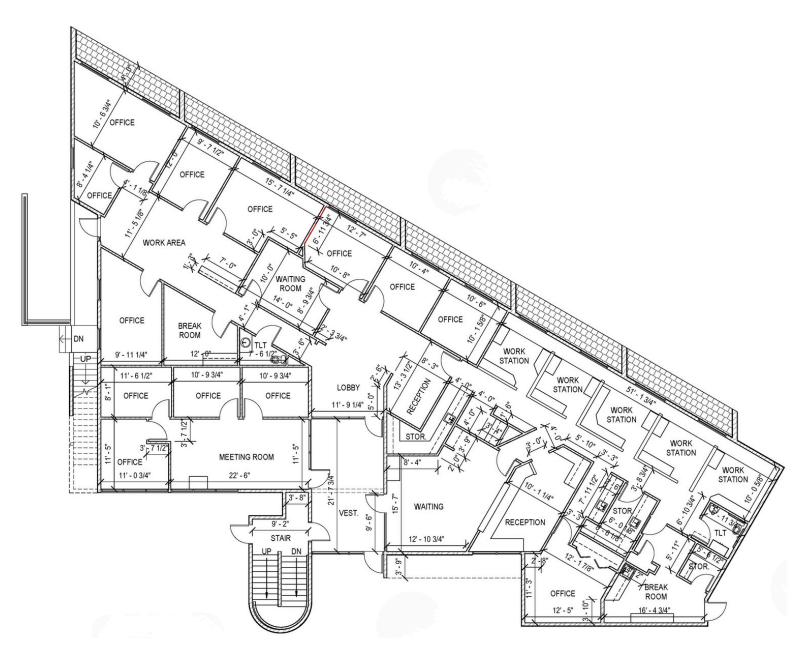






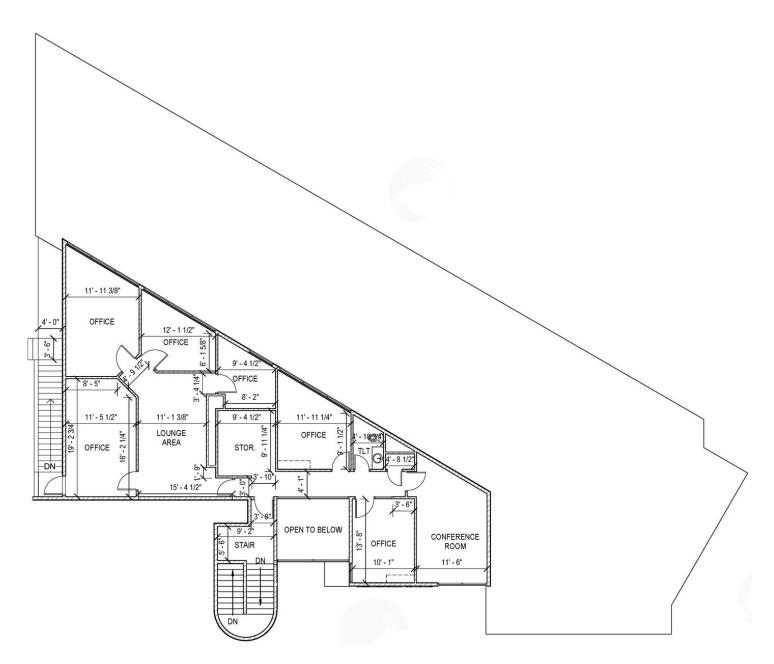
**LOWER LEVEL FLOOR PLAN** 





MAIN LEVEL FLOOR PLAN





**UPPER LEVEL FLOOR PLAN** 



#### OFFICE BUILDING FOR SALE

#### **RENT ROLL**

SUITE	TENANT	SQUARE FOOTAGE	MARKET CURRENT RENT
Suite 3	To Be Vacated Shortly	5,655	\$12.00/SF NNN
Suite 4	Craig Dillion Dentistry	2,496	\$15.00/SF NNN
Suite 5	Vacant	2,037	\$12.00/SF NNN
Suite 6	Vacant	1,351	\$12.00/SF NNN
Suite 7	American Family	1,327	\$12.91/SF NNN



Purpose	Proforma
Name	Willow Creek Office
Location	1704 S Cleveland
Property Type	Office
Date	6 October 2025
Square Feet	13,327

Price	\$1,650,000
-Loans	1,237,500
Down Payment	412,500
+Acq Costs	0
+Loan Points	0
Investment	412,500

	\$/SqFt	% of GI	Annual \$
Gross Income			
Suite 3 To Be Vacated Shortly		30.6%	\$67,860
Suite 4 Craig Dillion		16.9%	37,440
Suite 5 Vacant		11.0%	24,444
Suite 6 Vacant		7.3%	16,212
Suite 7 American Family		7.7%	17,131
CAM Reimbursement		26.5%	58,797
Total Gross Income	\$16.65	100.0%	\$221,884
<ul> <li>Vacancy &amp; Credit Loss</li> </ul>	0.83	5.0%	11,094
Effective Income	\$15.82	95.0%	\$210,790
Less: Operating Expenses	100 100 100 100 100 100 100 100 100 100		W-12-1-W-12-1-1-1
Maintenance	0.46	2.8%	6,147
Supplies	0.12	0.7%	1,540
Common Area Cleaning	0.34	2.1%	4,587
HVAC	0.39	2.3%	5,176
Extermination	0.09	0.5%	1,134
Lawn/Snow	1.01	6.1%	13,500
Electricity	0.51	3.1%	6,819
Gas	0.35	2.1%	4,707
Water Sewer	0.15	0.9%	1,948
Trash	0.19	1.2%	2,592
Insurance	0.38	2.3%	5,019
Real Estate Taxes	1.74	10.4%	23,157
Management Fee	0.85	5.1%	11,383
Total Operating Expenses	\$6.58	39.5%	\$87,709
Net Operating Income	\$9.24	55.5%	\$123,081
Less: Debt Service			
Loan	7.52	45.2%	100,268
Total Debt Service	\$7.52	45.2%	\$100,268
Net Operating Cash Flow	\$1.71	10.3%	\$22,813

Capitalization Rate	7.46%
Gross Income Multiplier	7.44
Cash on Cash	5.53%
Debt Coverage Ratio	1.228
Price/SqFt	\$124







