

FOR SALE



THE SUMMIT BUILDING

OFFICE BUILDING ALONG CLIFF AVENUE

Bender
COMMERCIAL



5128 SOUTH CLIFF AVENUE
SIOUX FALLS, SD



7,557 SF



\$2,200,000

- Two-level office building with four suites located near 57th Street and Cliff Avenue in southeast Sioux Falls.
- Lower level walk-out space has separate entrance.
- Each suite has a reception area, open work area, private offices, and in-suite restroom.
- Built in 2019.
- Lot size: 0.5 acres.
- 1:189 parking ratio with 36 parking spaces.
- Monument signage.
- No backyard neighbors with Glenview Park located behind building.
- Great tenant mix. Contact broker for financials and rent roll.
- Suite 100 includes 2,358 SF and is currently vacant. Great opportunity for owner-occupant.

ROB KURTENBACH | rk@benderco.com | 605-940-0559



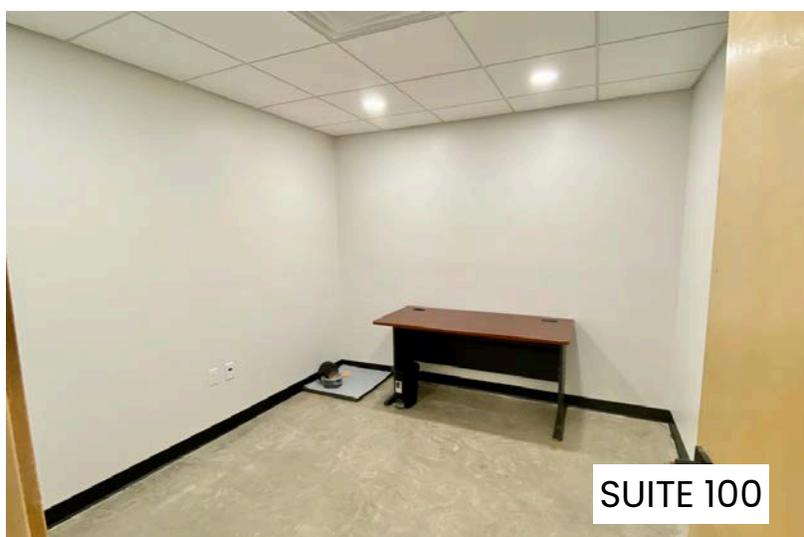
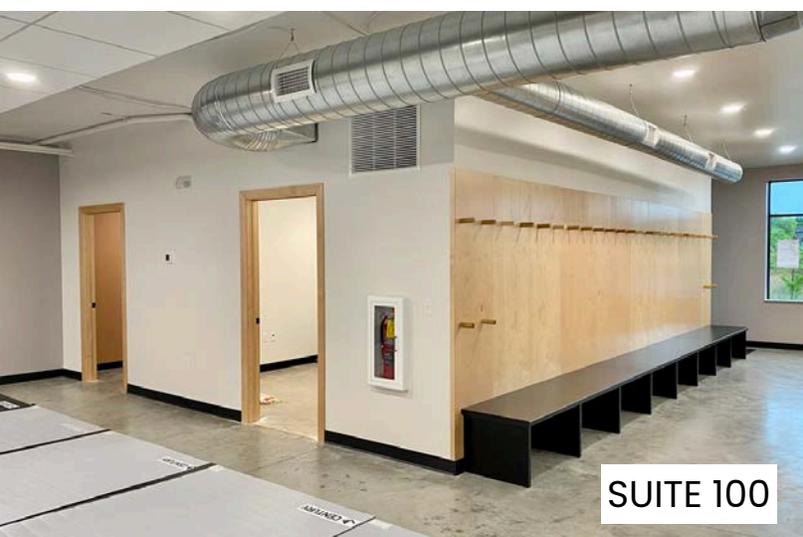
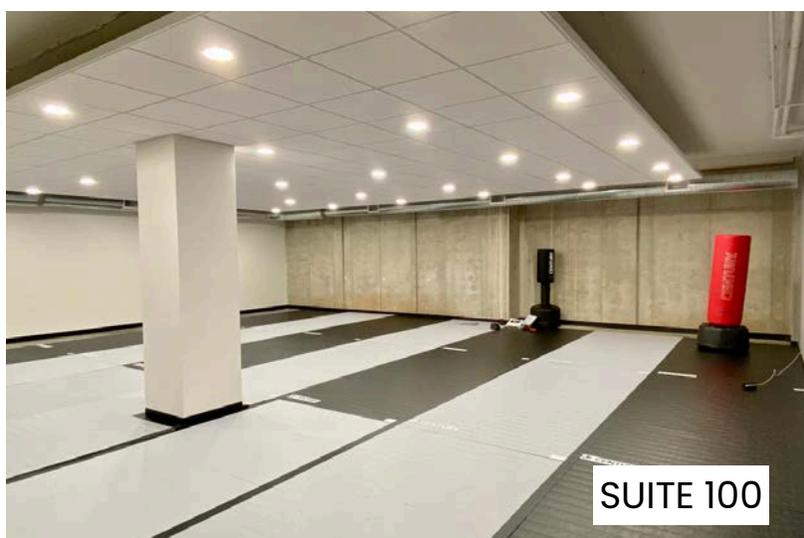
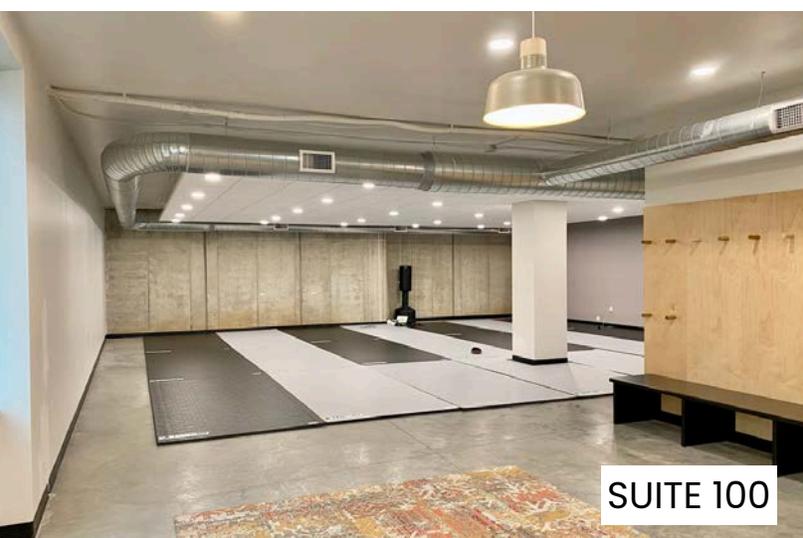
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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