

FOR SALE



14TH & CLIFF OFFICE BUILDING

Bender
COMMERCIAL



**601 SOUTH CLIFF AVENUE
SIOUX FALLS, SD**



5,040 SF

\$ \$825,000



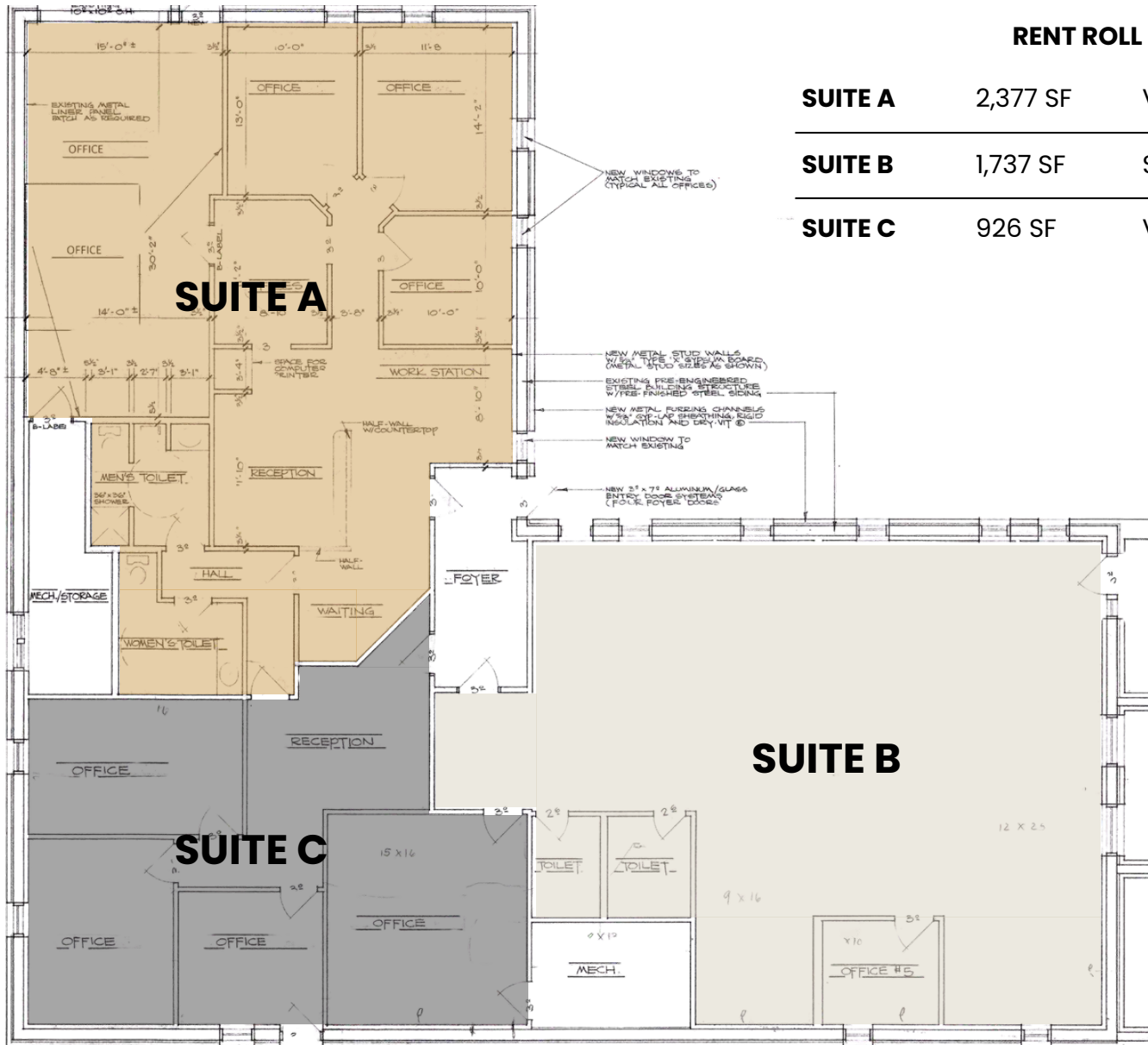
PROPERTY DETAILS

- Multi-tenant office building located on the highly visible intersection of 14th Street and Cliff Avenue.
- Suites A & C recently vacated, Suite B is month to month.
- Perfect for owner occupant looking for a high visibility downtown adjacent standalone property.
- Parking ratio of 1 space per 252 square feet.
- 21,355 SF corner lot.
- Great location with a combined daily traffic count of 22,300 vehicles.
- Several recent improvements including exterior paint, new monument signage in 2022, two (2) new furnaces/AC units in 2021, fence in 2020, and new roof in 2020.
- Located just south of anticipated Riverline District Development and less than a mile from downtown Sioux Falls.



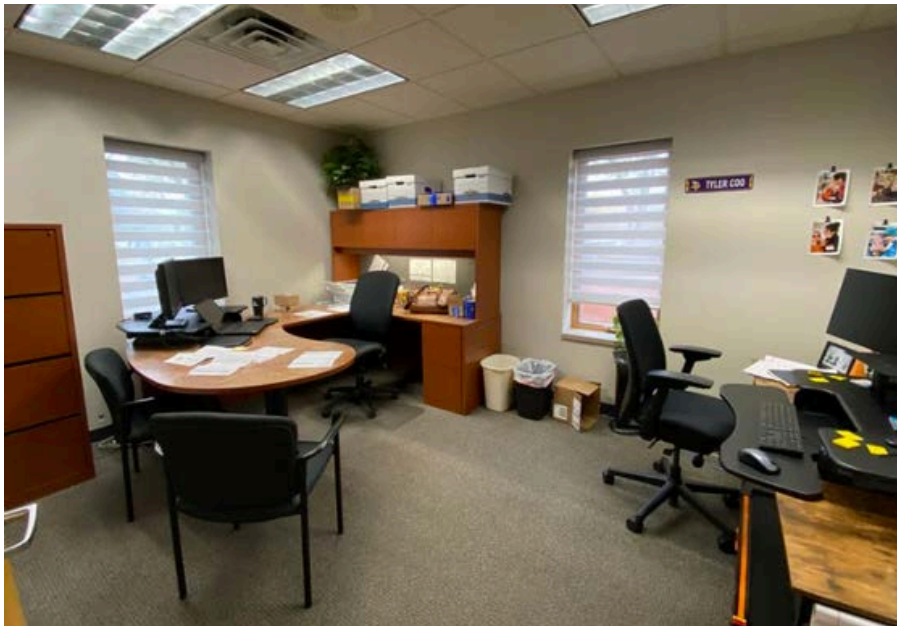
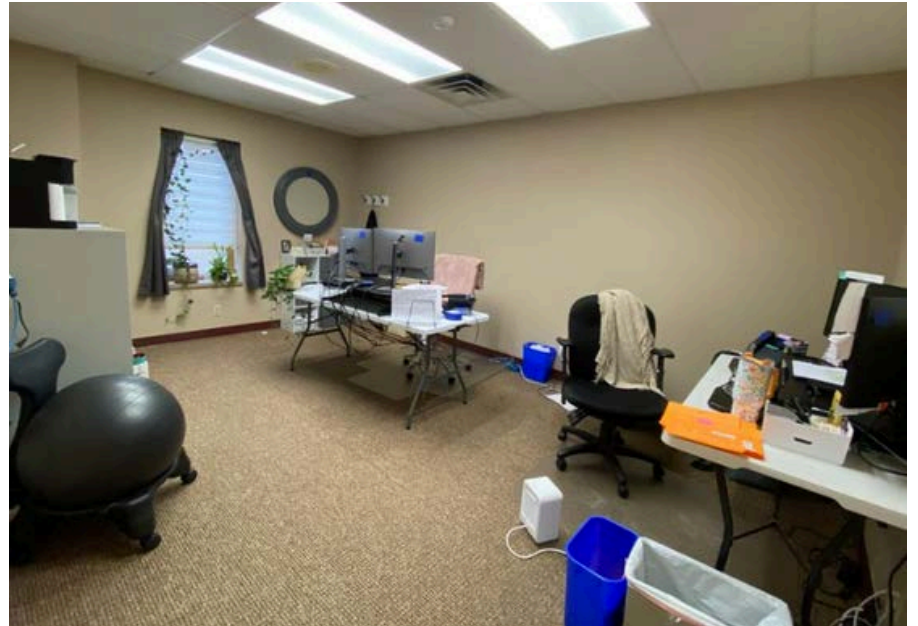
PROPERTY IMPROVEMENTS

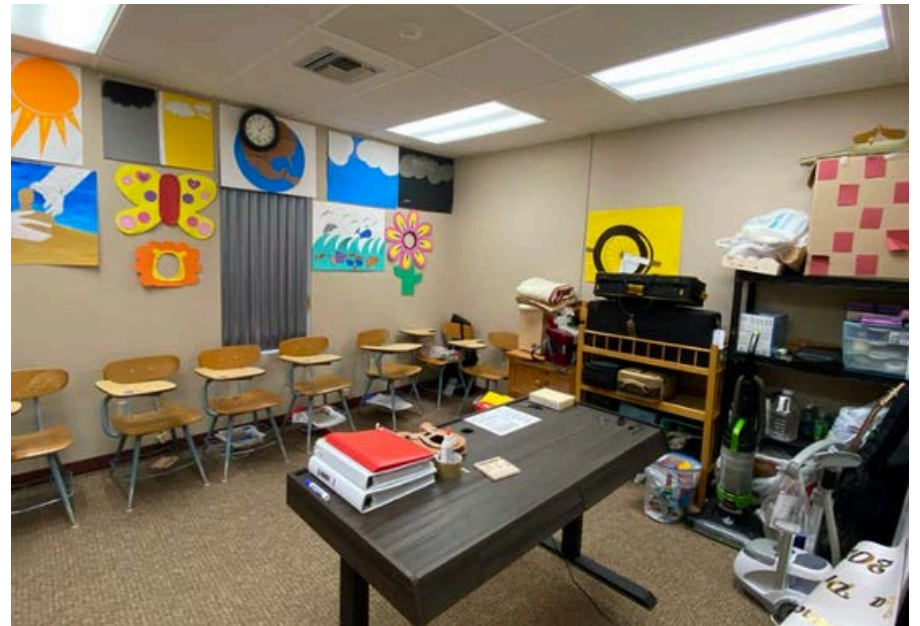
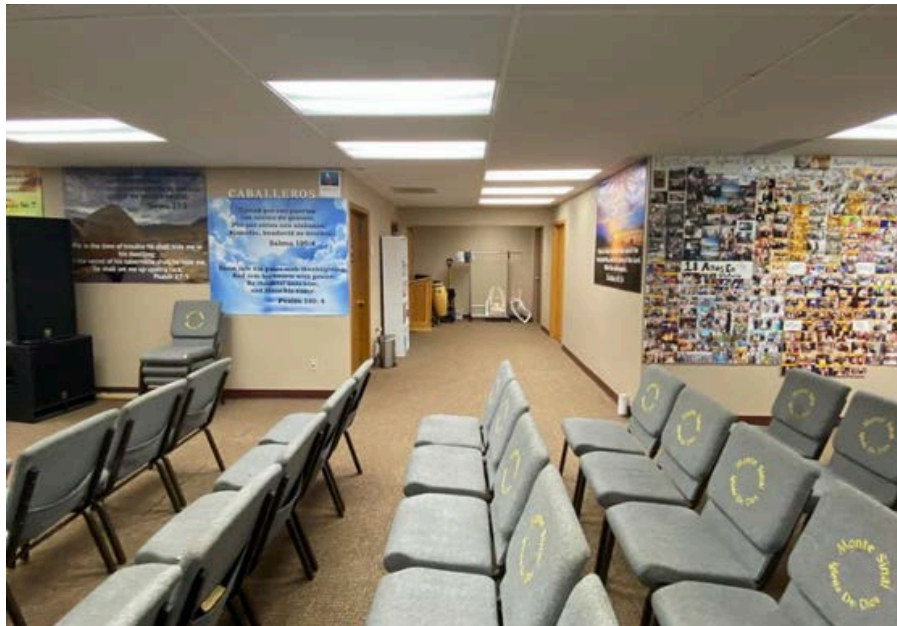
2025	Exterior Paint: Building & Window Trim Emerald Ash Tree Treatment & Trimming
2024	Parking Lot Resurface
2023	Concrete Sidewalk Repair Emerald Ash Tree Treatment
2022	Replace Ceiling Removed Wall Suite C Cliff Avenue Sign Replacement
2021	Outdoor Sign Replacement Light Exchange Depot Furnace/AC Suite B Furnace/AC Suite C Emerald Ash Tree Treatment
2020	Roof Replacement & Drainage Fence Tree Pruning
2019	Paint Suite A Light Exchange Depot Emerald Ash Tree Treatment
2018	Light Exchange Depot Retrofit to LED Lighting
2015	Carpet/Remodeling Suite C
2014	Furnace/AC Suite A



RENT ROLL

SUITE A	2,377 SF	Vacant
SUITE B	1,737 SF	\$1,875/mo gross
SUITE C	926 SF	Vacant

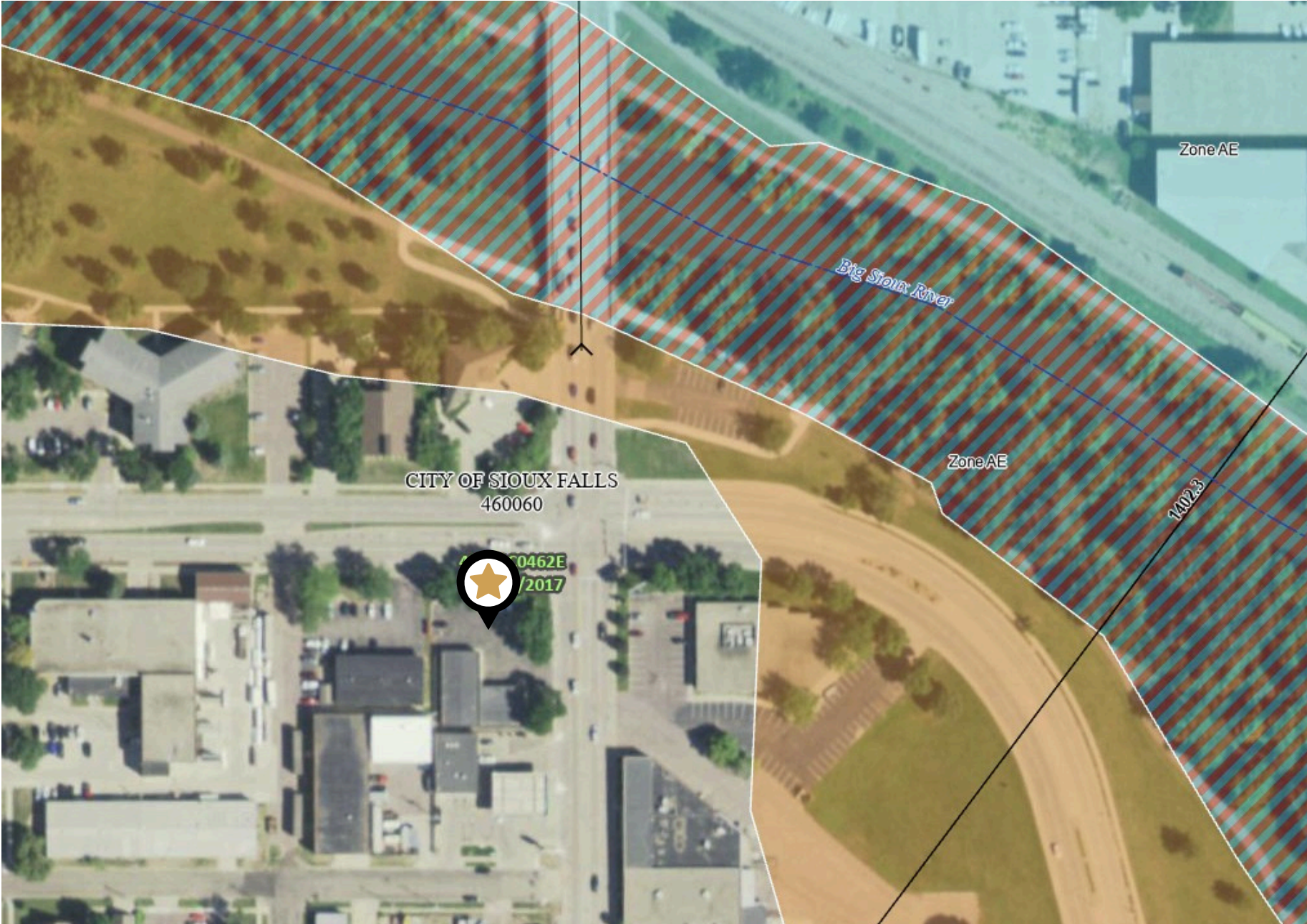


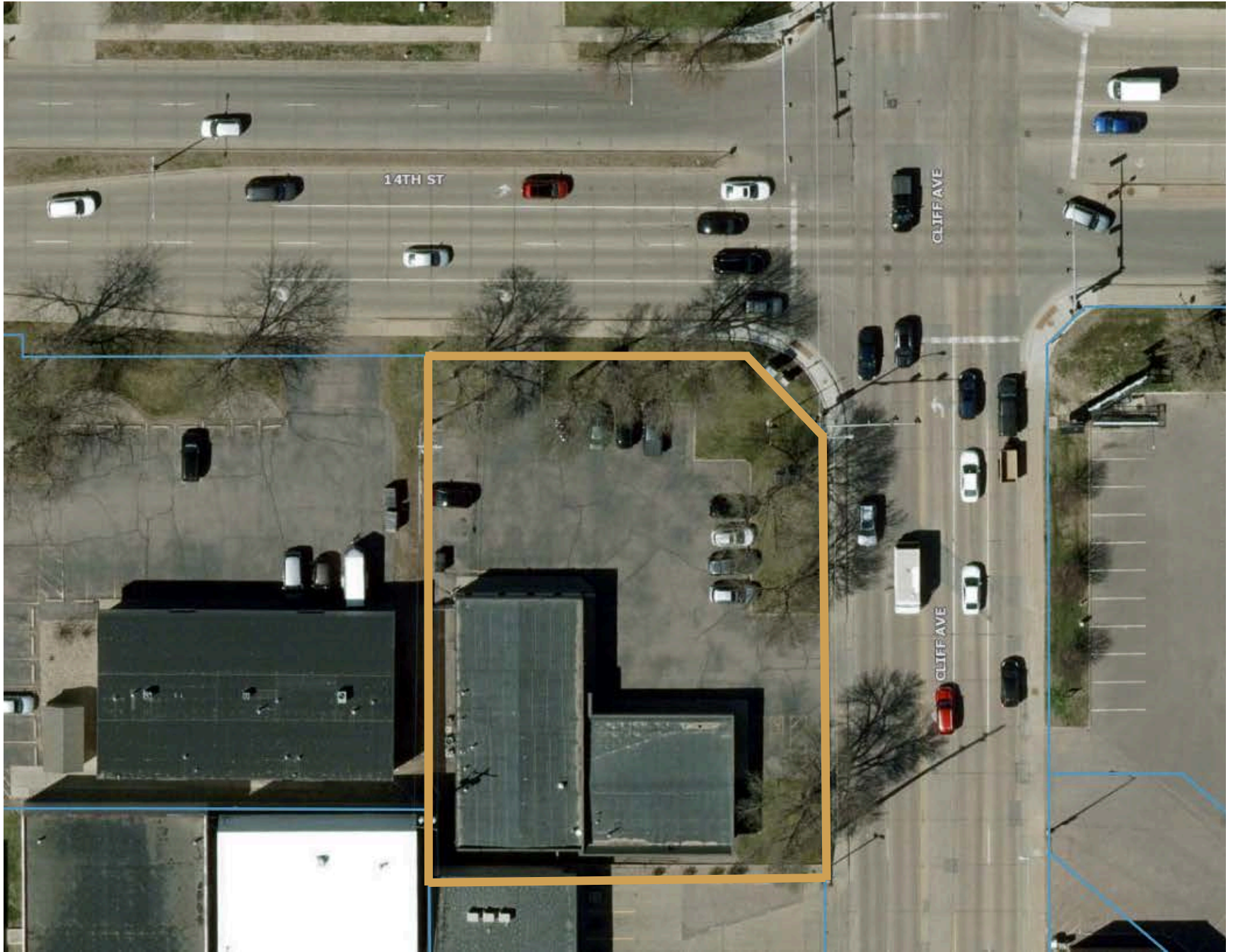


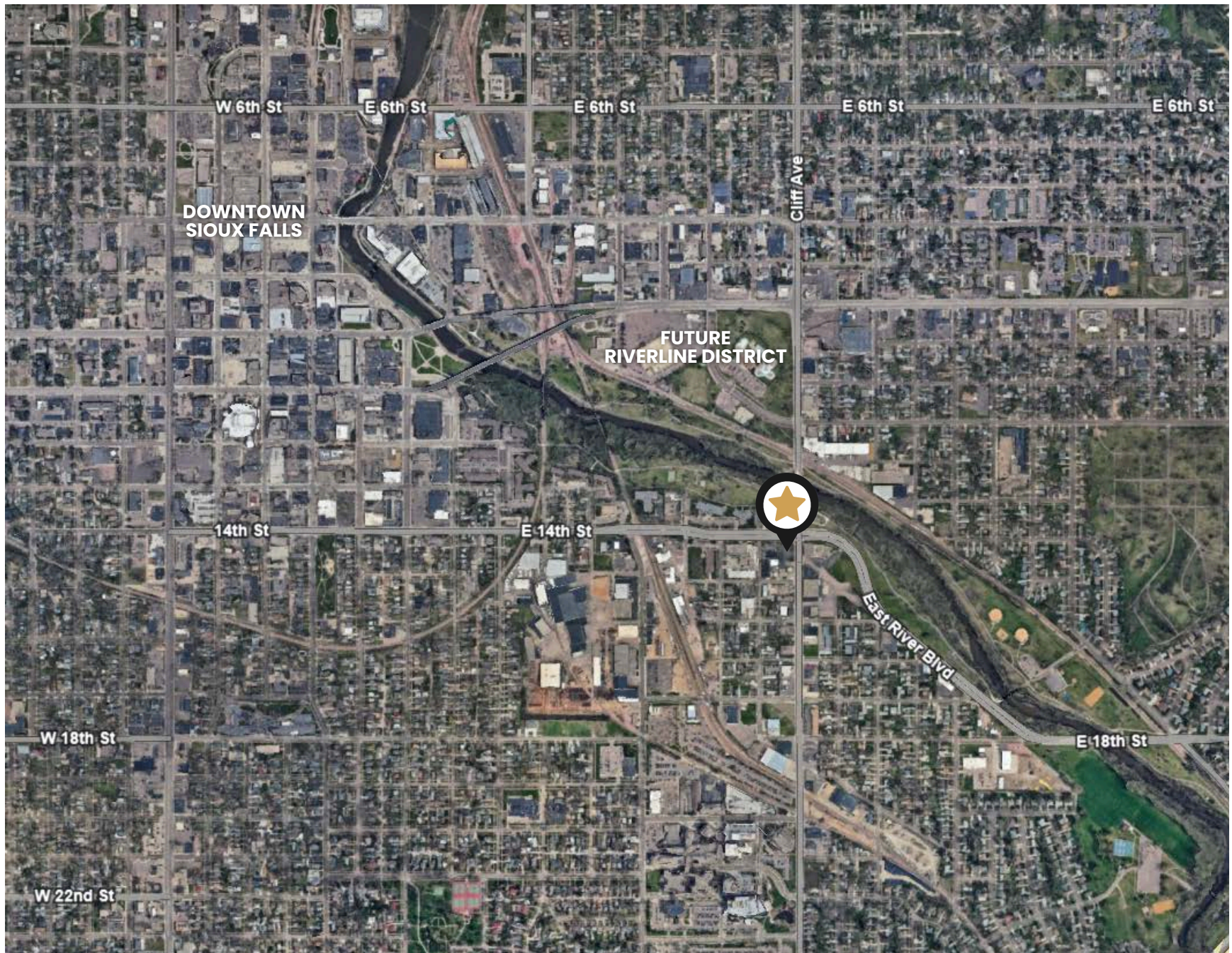
OFFICE SALE TRANSACTIONS

ADDRESS	CITY	BLDG SQFT	ACRES	YEAR BUILT	SALE PRICE	PRICE/SQ FT	DEAL DATE
2908 S. Phillips Ave.	Sioux Falls	3,255	0.4	1974	\$471,975.00	\$145.00	Jan 2022
4101 W. Valhalla Blvd.	Sioux Falls	6,334	1.38	1986	\$925,000.00	\$146.04	Aug 2024
2501 W. Russell St.	Sioux Falls	4,822	1	1995	\$750,000.00	\$155.54	Jul 2025
401 S. 2nd Ave.	Sioux Falls	9,100	0.48	1966	\$1,425,000.00	\$156.59	Oct 2022
1911 W. 57th St.	Sioux Falls	8,862	0.78	1995	\$1,430,000.00	\$161.36	Aug 2025
4517 S. Louise Ave.	Sioux Falls	2,208	0.22	1965	\$360,000.00	\$163.04	Sep 2024
4309 S. Louise Ave.	Sioux Falls	3,519	0.38	1987	\$577,500.00	\$164.11	Aug 2022
2200 S. Minnesota Ave.	Sioux Falls	3,348	0.13	1967	\$550,000.00	\$164.28	Nov 2023
4105 S. Carnegie Pl.	Sioux Falls	4,476	0.5	1989	\$740,000.00	\$165.33	Oct 2022
608 N. West Ave.	Sioux Falls	4,768	0.03	1974	\$795,000.00	\$166.74	Oct 2023
6009 S. Sharon Ave. #C-F & I-L	Sioux Falls	9,440	0.8	1978	\$1,643,814.50	\$174.13	Oct 2022
1600 S. Sycamore Ave.	Sioux Falls	6,090	0.89	1985	\$1,100,000.00	\$180.62	Oct 2024
117 E. Holly Blvd.	Brandon	4,224	0.77	1980	\$882,500.00	\$208.93	Jun 2024
3300 W. 49th St.	Sioux Falls	4,945	0.69	1984	\$1,050,000.00	\$212.34	Aug 2024
3801 S. Elmwood Ave	Sioux Falls	8,560	1.86	1991	\$1,875,000.00	\$219.04	May 2022
2900 S. Phillips Ave.	Sioux Falls	3,645	0.46	1974	\$820,000.00	\$224.97	Oct 2022

FEMA FLOODPLAIN MAP







**DOWNTOWN
SIOUX FALLS**

**FUTURE
RIVERLINE DISTRICT**



W 6th St E 6th St E 6th St E 6th St E 6th St

14th St E 14th St

W 18th St E 18th St

W 22nd St

Cliff Ave

East River Blvd



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TRUSTED ADVISORS SINCE 1997

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Information herein deemed reliable, but not guaranteed.