

FOR SALE



WILLOW CREEK OFFICE BUILDING

Bender
COMMERCIAL



**1704 S CLEVELAND AVENUE
SIOUX FALLS, SD**



**13,327 SF BUILDING
52,272 SF LAND**



**\$1,600,000
(\$120.05/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

bobbie@benderco.com
605-670-9455

NICK GUSTAFSON, CCIM

nick@benderco.com
605-201-2809



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.

WILLOW CREEK OFFICE BLDG



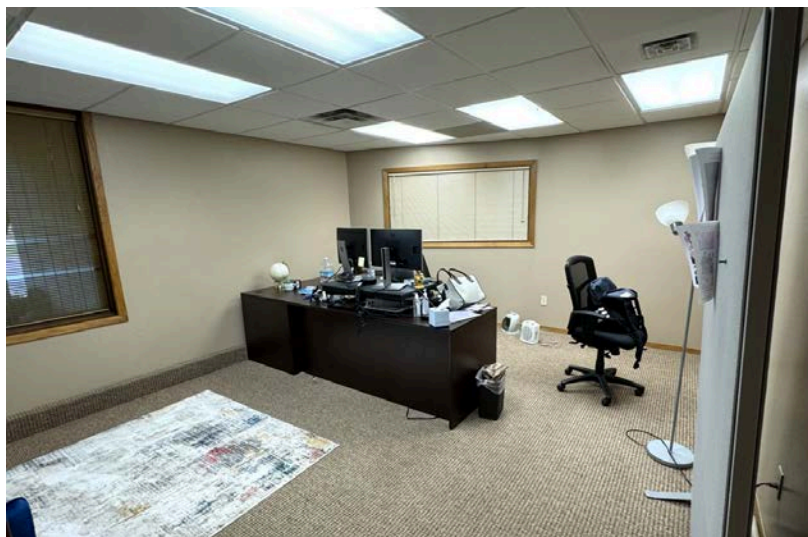
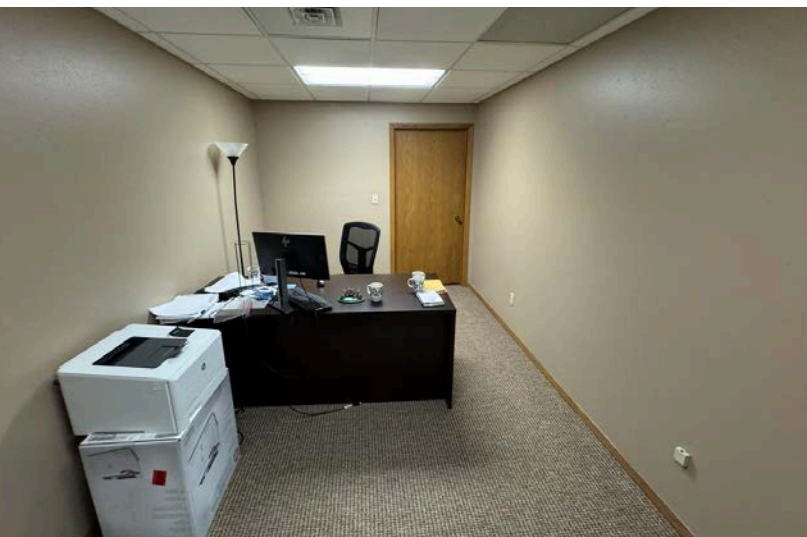
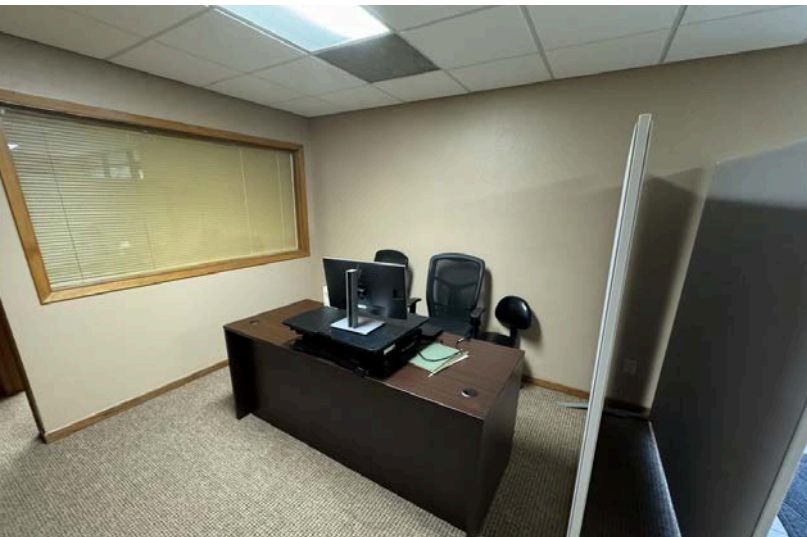
OFFICE BUILDING FOR SALE



WILLOW CREEK OFFICE BLDG



OFFICE BUILDING FOR SALE



WILLOW CREEK OFFICE BLDG



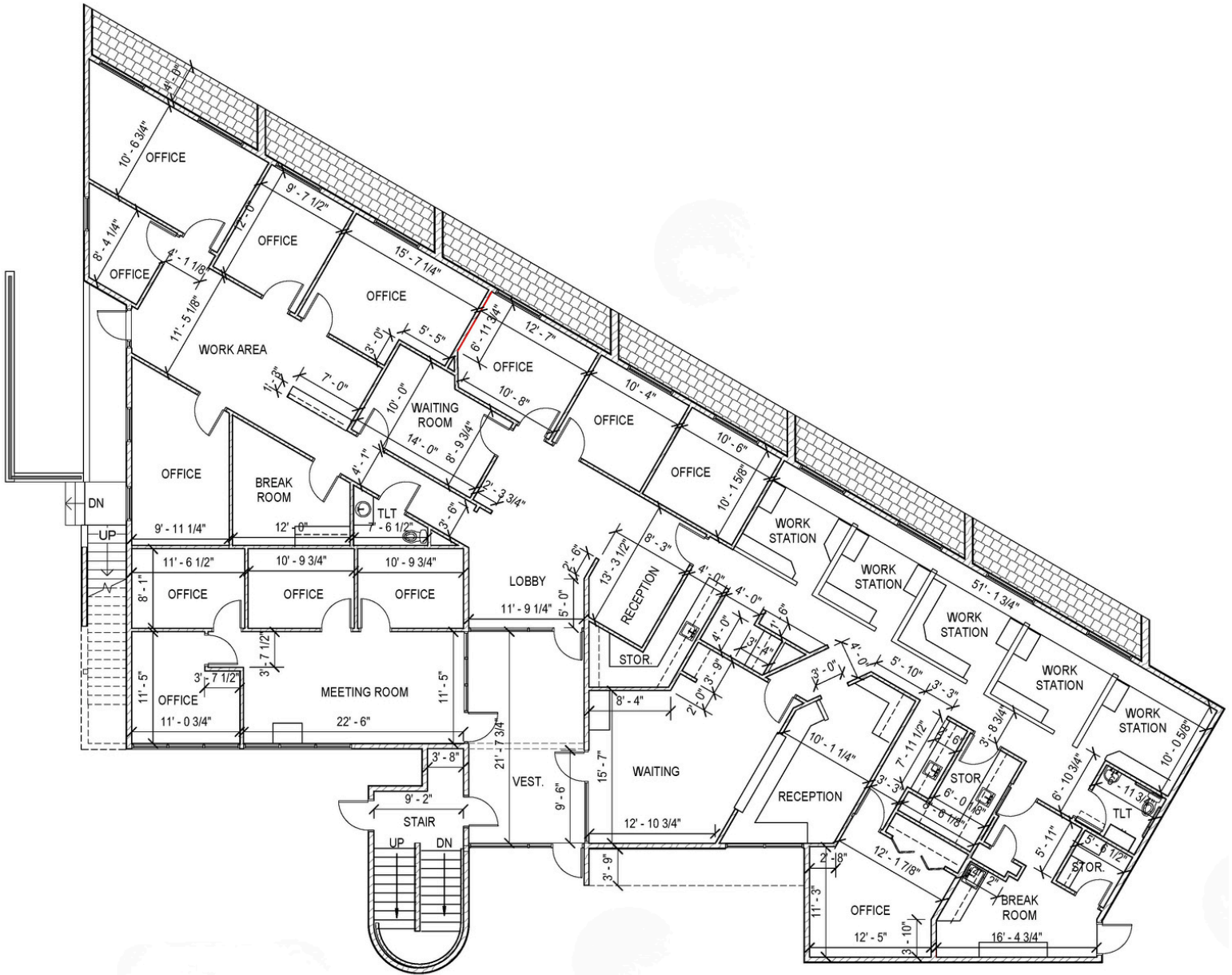
OFFICE BUILDING FOR SALE



WILLOW CREEK OFFICE BLDG



OFFICE BUILDING FOR SALE

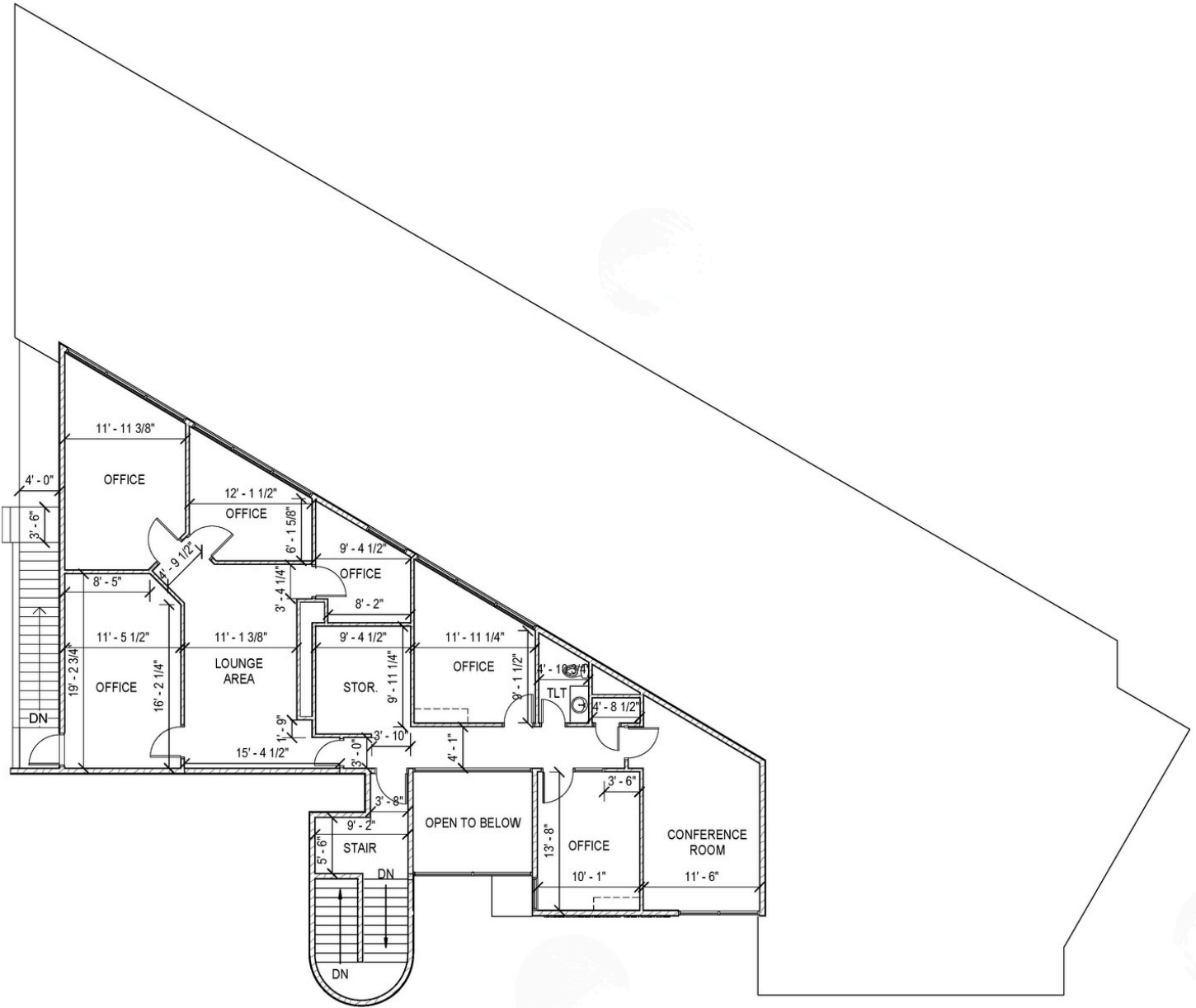


MAIN LEVEL FLOOR PLAN

WILLOW CREEK OFFICE BLDG



OFFICE BUILDING FOR SALE



UPPER LEVEL FLOOR PLAN

WILLOW CREEK OFFICE BLDG



OFFICE BUILDING FOR SALE

RENT ROLL

SUITE	TENANT	SQUARE FOOTAGE	MARKET CURRENT RENT
Suite 1	Vacant	2,189	\$11.50/SF NNN
Suite 2	Vacant	1,258	\$11.50/SF NNN
Suite 3	Vacant	1,298	\$11.50/SF NNN
Suite 4	Craig Dillion Dentistry	2,496	\$15.91/SF NNN
Suite 5	Counseling Office	2,037	\$11.50/SF NNN
Suite 6	Vacant	1,351	\$11.50/SF NNN
Suite 7	American Family	1,327	\$11.20/SF NNN

WILLOW CREEK OFFICE BLDG



OFFICE BUILDING FOR SALE

Purpose	Proforma
Name	Willow Creek Office
Location	1704 S Cleveland
Property Type	Office
Date	3 June 2026
Square Feet	13,327

Price	\$1,600,000
-Loans	1,200,000
Down Payment	400,000
+Acq Costs	0
+Loan Points	0
Investment	400,000

	\$/SqFt	% of GI	Annual \$
Gross Income			
Suite 1 - Vacant		11.0%	\$25,174
Suite 2 - Vacant		6.3%	14,467
Suite 3 - Vacant		11.0%	25,277
Suite 4 Craig Dillion		17.4%	39,711
Counseling Office		12.0%	27,485
Suite 6 Vacant		6.8%	15,536
Suite 7 American Family		6.5%	14,867
CAM Reimbursement		29.0%	66,235
Total Gross Income	\$17.16	100.0%	\$228,752
- Vacancy & Credit Loss	0.86	5.0%	11,438
Effective Income	\$16.31	95.0%	\$217,314
Less: Operating Expenses			
Maintenance	0.46	2.7%	6,147
Supplies	0.12	0.7%	1,540
Common Area Cleaning	0.34	2.0%	4,587
HVAC	0.39	2.3%	5,176
Extermination	0.09	0.5%	1,134
Lawn/Snow	1.01	5.9%	13,500
Electricity	0.51	3.0%	6,819
Gas	0.35	2.1%	4,707
Water Sewer	0.15	0.9%	1,948
Trash	0.19	1.1%	2,592
Insurance	0.38	2.2%	5,019
Real Estate Taxes	1.52	8.9%	20,293
Management Fee	0.85	5.0%	11,383
Total Operating Expenses	\$6.37	37.1%	\$84,845
Net Operating Income	\$9.94	57.9%	\$132,469
Less: Debt Service			
Loan	7.13	41.5%	94,992
Total Debt Service	\$7.13	41.5%	\$94,992
Net Operating Cash Flow	\$2.81	16.4%	\$37,476

Capitalization Rate	8.28%
Gross Income Multiplier	6.99
Cash on Cash	9.37%
Debt Coverage Ratio	1.395
Price/SqFt	\$120

WILLOW CREEK OFFICE BLDG



OFFICE BUILDING FOR SALE



WILLOW CREEK OFFICE BLDG



OFFICE BUILDING FOR SALE



WILLOW CREEK OFFICE BLDG



OFFICE BUILDING FOR SALE

