



CLIFF CORNER

16TH + CLIFF LAND

CENTRAL LAND IN OPPORTUNITY ZONE

804/814 South Cliff Avenue | Sioux Falls, SD 57104



SIZE

804 Cliff Ave: 0.27 acre
814 Cliff Ave: 0.27 acre
Total: 0.54 acre



LOCATION

High Profile location on South Cliff Avenue, four blocks North of Avera McKennan hospital.



CO-TENANCY

Avera McKennan Hospital, Orthopedic Institute, Maxwell Food Equipment, Mr. Goodcents, Ferguson Gallery, Sioux Falls Bicycle Company, Pierre's Body Shop, Circle K



PRICE

\$550,000.00



TRAFFIC

14,200 vehicles per day



ZONING

C2 - Commercial
Development in Opportunity Zones offer tax benefits to investors/developers.
Contact broker for more information.

Information deemed reliable but not guaranteed.



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108



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AREA MAP



Hilton
Garden Inn™

CRAVE
FOOD & DRINK
CNA

SUBWAY

HANDY MAN
HOME REPAIR SERVICES

Little Caesars

AMOCO

E. 10TH STREET

E. 11TH STREET

DOWNTOWN
SIOUX FALLS

McDonald's

DRAKE SPRINGS FAMILY
AQUATIC CENTER

Lewis
Your first stop

BURGER KING

R SOUTH DAKOTA
DEPT. OF LABOR
& REGULATION

CITY OF SIOUX FALLS
PARKS & RECREATION

BOYS & GIRLS CLUBS
OF AMERICA

Levo
Credit Union

E. 14TH STREET

E
EGGER
STEEL
COMPANY
EST. 1946

FERGUSON
Bath, Kitchen & Lighting Co.

Goodcents

SFSH
SIOUX FALLS
SPECIALTY HOSPITAL

CLIFF AVE

CLIFF AVE

EAST RIVER BOULEVARD

MAXWELL
FOOD EQUIPMENT, INC.

Avera
CFM CENTER FOR FAMILY MEDICINE
ORTHOPEDIC INSTITUTE

Prairie
REHABILITATION

PARCEL MAP



SITE OVERVIEW

