



CLIFF AVENUE RETAIL 18TH + CLIFF

COMMERCIAL INVESTMENT OPPORTUNITY



1002-1020 South Cliff Avenue
Sioux Falls, SD 57104



SIZE

Building: 10,341 sqft



PRICE

\$2,025,000



LOCATION

Convenient location on South Cliff Avenue, two blocks north of Avera McKennan Hospital.



TRAFFIC

14,000 vpd



OPPORTUNITY

Owner-Occupant Opportunity:
This investment offers a potential owner-occupant opportunity in 3,931-5,283 sqft of the building.



AREA TENANTS

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

Information deemed reliable but not guaranteed.



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108

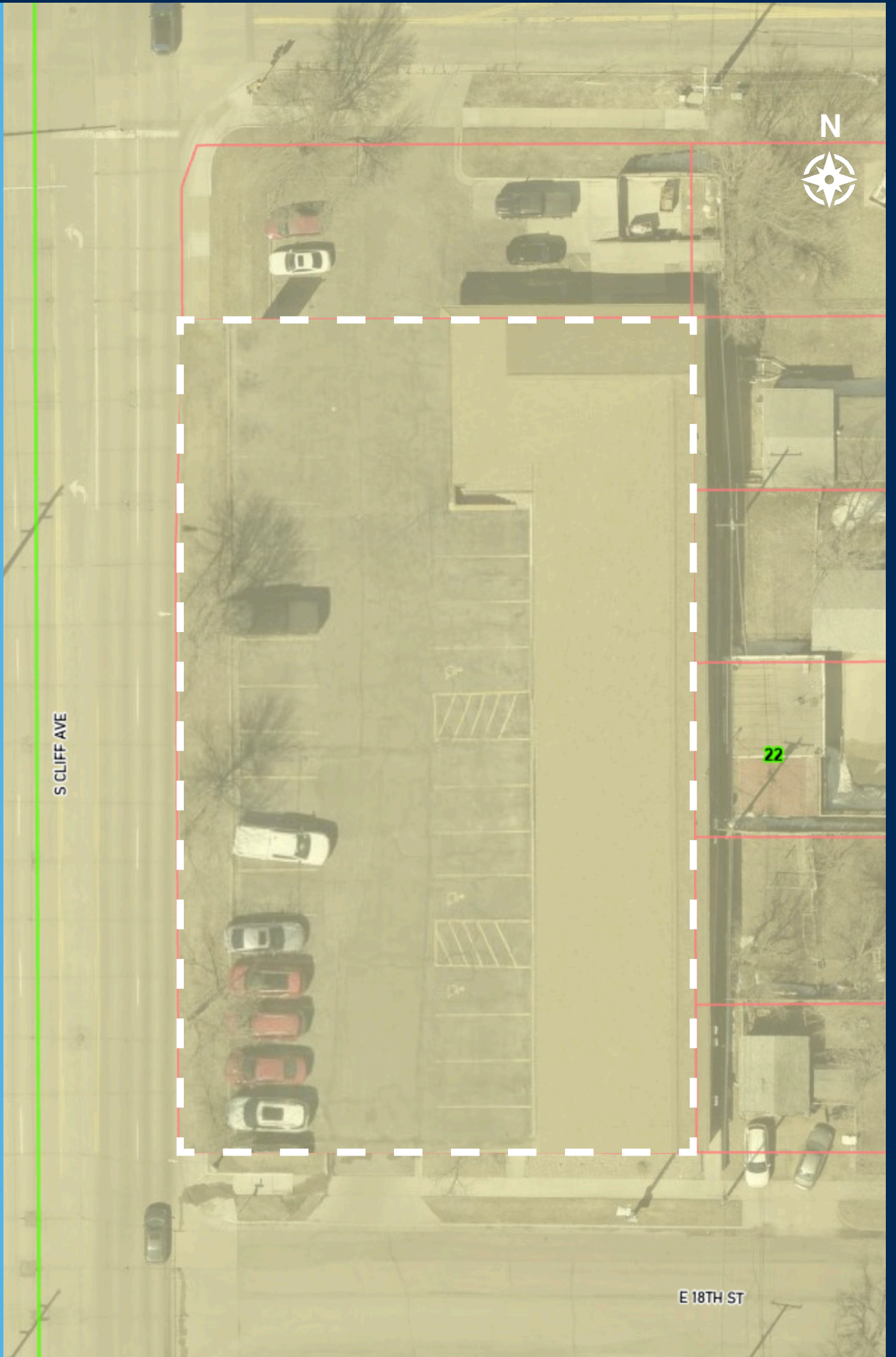


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AREA RETAIL MAP



PARCEL MAP



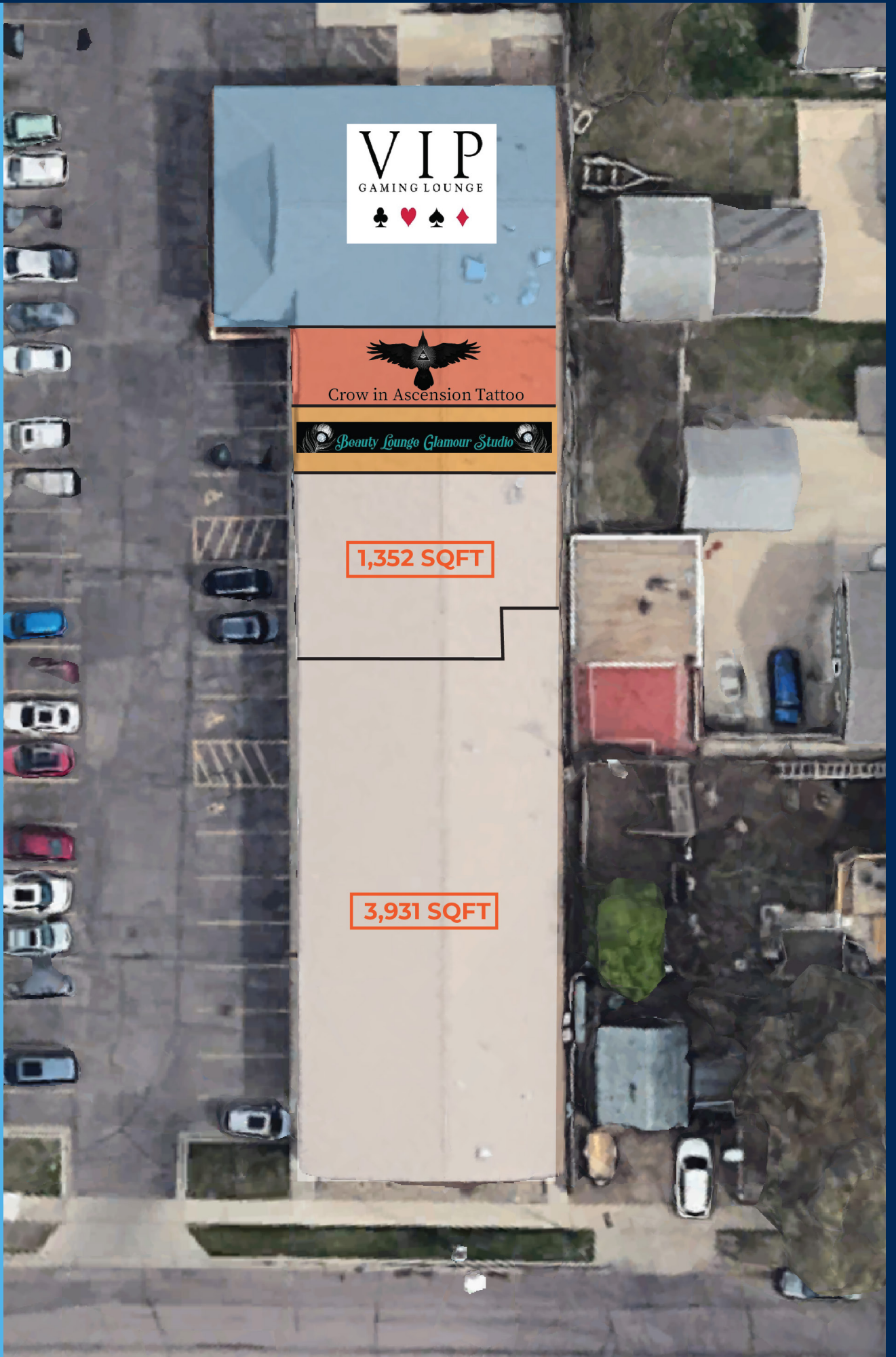
S CLIFF AVE

E 18TH ST

22



FLOORPLAN



VIP
GAMING LOUNGE




Crow in Ascension Tattoo

Beauty Lounge Glamour Studio

1,352 SQFT

3,931 SQFT