

FOR SALE



NORTH CLIFF RETAIL PROPERTY

RETAIL PROPERTY

Bender
COMMERCIAL



**600 NORTH CLIFF AVENUE
SIOUX FALLS, SD**



**3,538 SF BUILDING
0.42 AC LOT**



\$575,000

- Retail property located on the corner of 4th Street and Cliff Avenue.
- Conveniently located near 10th Street with quick access to the Eastbank sector of downtown Sioux Falls.
- Large signage along high traffic Cliff Avenue - daily traffic count of 14,600 vehicles.
- Updated mechanical and new roof in 2014.
- Seller to remove personal assets on site including, but not limited to store fixtures and equipment, cabinets, refrigeration and all signage (interior and exterior).
- Seller to provide a "No Further Action Letter" from the DENR
- Property will be deed restricted for convenience store, gas stations and laundromats.

REGGIE KUIPERS, SIOR | reggie@benderco.com | 605-496-2966



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

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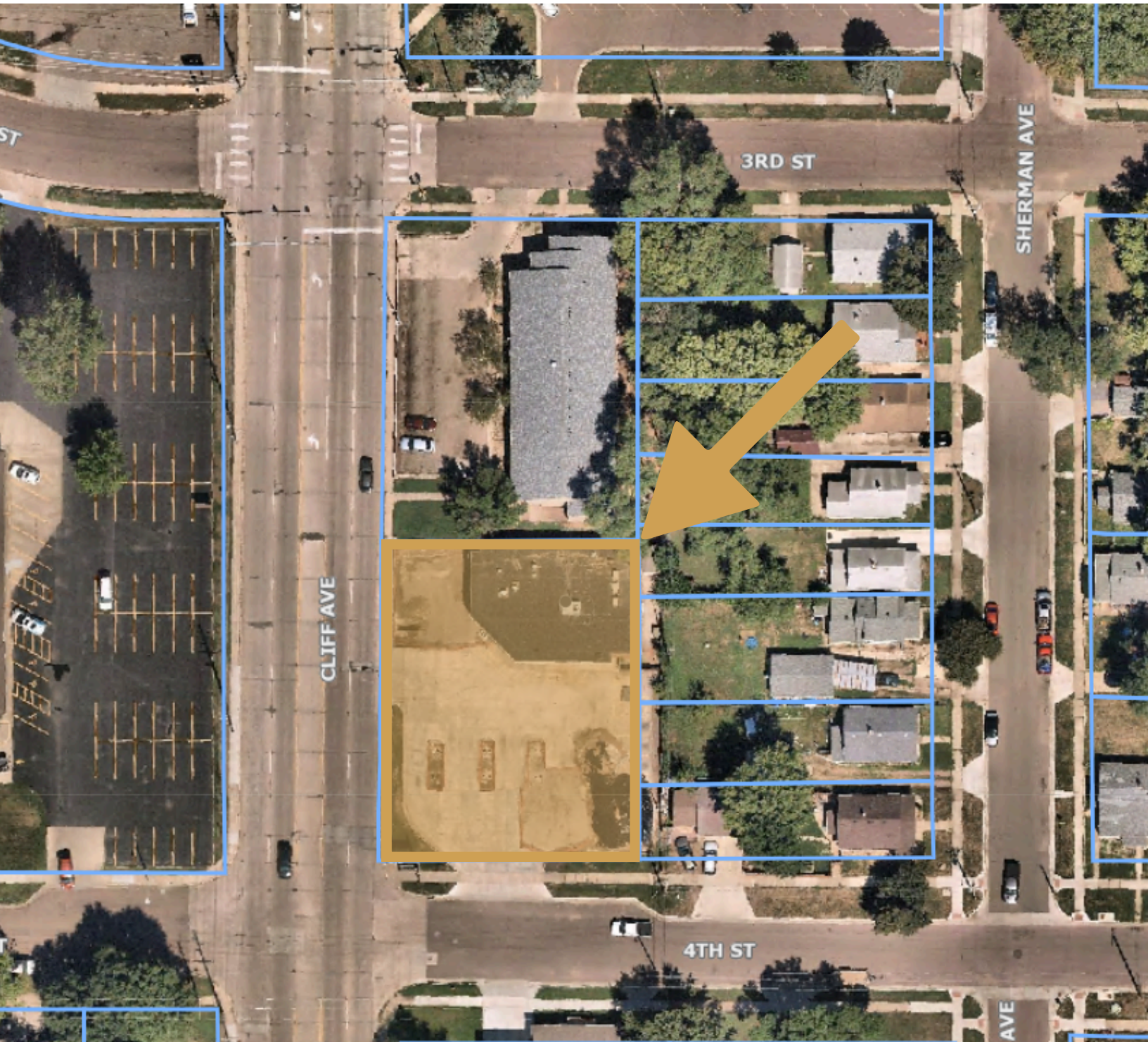
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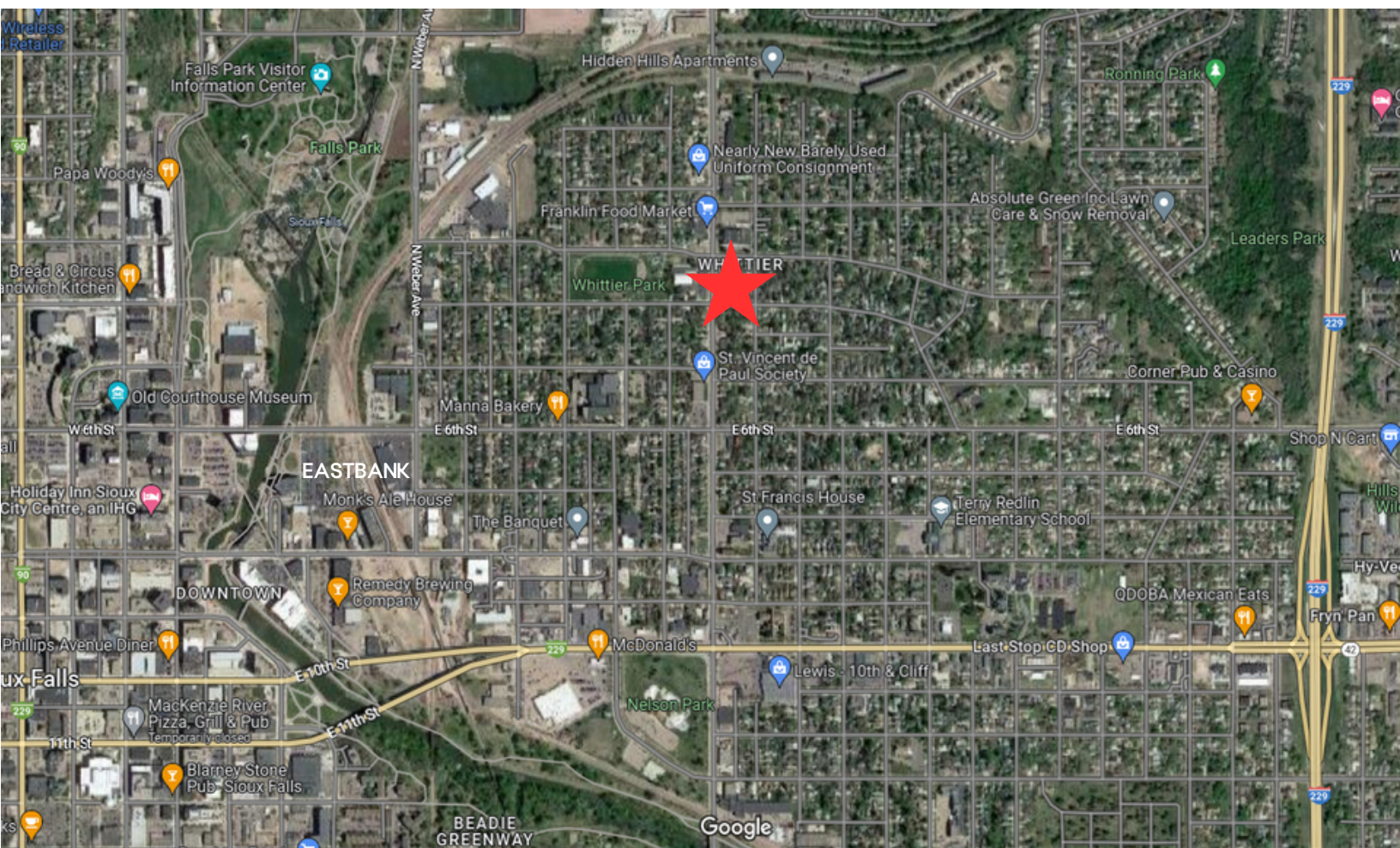
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