

FOR SALE



SOUTH CLIFF RETAIL PROPERTY

RETAIL PROPERTY

Bender
COMMERCIAL



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



**2,688 SF BUILDING
0.40 AC LOT**



\$505,000

- Retail property located on the corner of 15th Street and Cliff Avenue.
- Conveniently located along Cliff Avenue near the Avera McKennan main campus.
- Large signage along high traffic Cliff Avenue.
- Great visibility with a daily traffic count of 14,200 vehicles.
- Seller to removal personal assets on site including, but not limited to store fixtures and equipment, cabinets, refrigeration and all signage (interior and exterior).
- Seller will 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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