

For Lease
Cliffside Retail
902 S. Cliff Avenue, Sioux Falls, SD



Property Information

Lease Rate: \$7.25/sq. ft.
Lease Type: NNN

Approximate Available Sq. Ft.:	3,000
Total Building Sq. Ft.:	7,340
Land Area Sq. Ft.:	17,424
Occupancy:	Immediate
Year Built:	1952
Triple Net Expenses:	\$2.00/sq. ft.
Zoning:	C-2
Construction:	Concrete Block
Roof:	Tar & Gravel

Property Summary

- ◇ Approximately 3,000 sq. ft. of space .
- ◇ Located between 16th & 17th Streets on S. Cliff Avenue.
- ◇ Paved, on-site parking on south side of building.
- ◇ Building signage.
- ◇ Possibility for an overhead delivery door in the rear.
- ◇ Two large front windows for retail display.
- ◇ Traffic count is approximately 15,600 cars/day.
- ◇ Zoning uses include personal service business, service/gas station, and medical office. Permitted special uses include carwash, office, retail trade and services, arcade, contractors shop, family day care.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Kathleen Hovland
Broker Associate

NAI Sioux Falls

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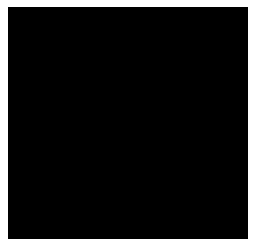
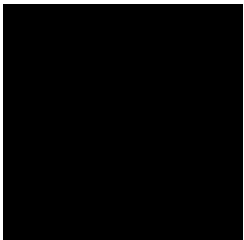
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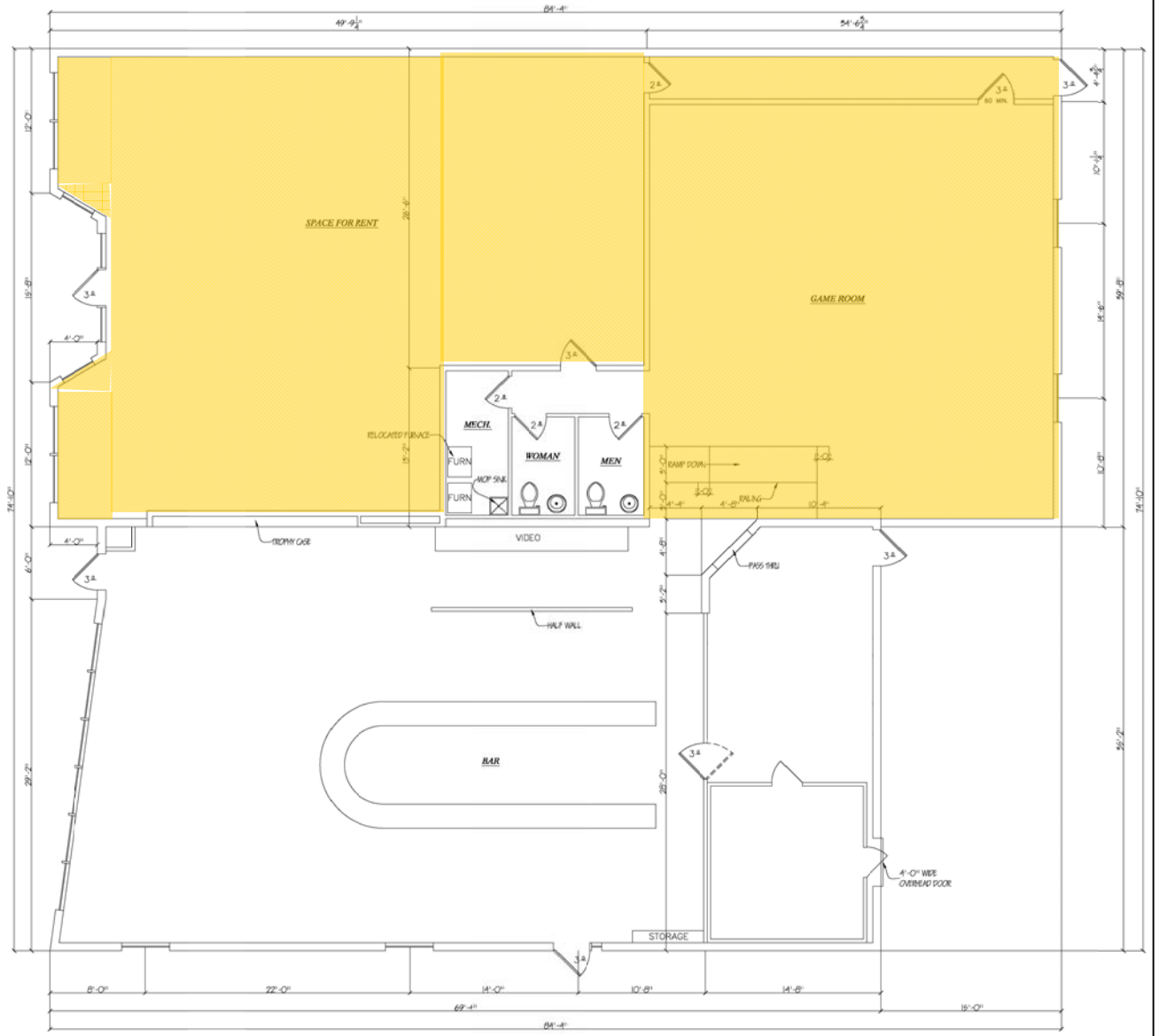


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Interior Photos



Floor Plan



Aerial View

