



# CLIFF CORNER

16<sup>TH</sup> + 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.



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# AREA MAP



**Hilton**  
Garden Inn™

**CRAVE**  
FOOD & DRINK  
**CNA**

**SUBWAY**

**HANDY MAN**  
HOME REPAIR SERVICES

**Little Caesars**

**AMOCO**

E. 10<sup>TH</sup> STREET

E. 11<sup>TH</sup> STREET

DOWNTOWN  
SIOUX FALLS

**McDonald's**

DRAKE SPRINGS FAMILY  
AQUATIC CENTER

**Lewis**  
Your first stop

**BURGER KING**

**R** SOUTH DAKOTA  
DEPT. OF LABOR  
& REGULATION

**S** CITY OF  
SIOUX FALLS  
PARKS & RECREATION

**BOYS & GIRLS CLUBS  
OF AMERICA**

**Levo**  
Credit Union

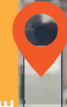
E. 14<sup>TH</sup> STREET

**E**  
EGGER  
STEEL  
COMPANY  
EST. 1946

**FERGUSON**  
Bath, Kitchen & Lighting Co.

**Goodcents**

**SFSH**  
SIOUX FALLS  
SPECIALTY HOSPITAL



CLIFF AVE

EAST RIVER BOULEVARD

**Avera**  
**CFM** CENTER FOR FAMILY MEDICINE  
**ORTHOPEDIC INSTITUTE**

**MAXWELL**  
FOOD EQUIPMENT, INC.

**Prairie**  
REHABILITATION

# PARCEL MAP



# SITE OVERVIEW

