



CLIFF AVENUE RETAIL UNIT 1020

COMMERCIAL SPACE LOCATED AT 18TH + CLIFF



1020 South Cliff Avenue
Sioux Falls, SD 57104



SIZE

Unit 1020: 3,931 sqft
(can be combined with
Unit 1008 for a total of 5,283 sqft)



PRICE

\$14.50 / sqft NNN
(est. NNN = \$5.75)



LOCATION

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



TRAFFIC

14,000 cars per day



LAYOUT

Space is currently built out
with reception, 9 offices, open
workspace, 2 in-suite restrooms
and mechanical room.



CO-TENANCY

Avera McKennen 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.



VBCLINK.COM

2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



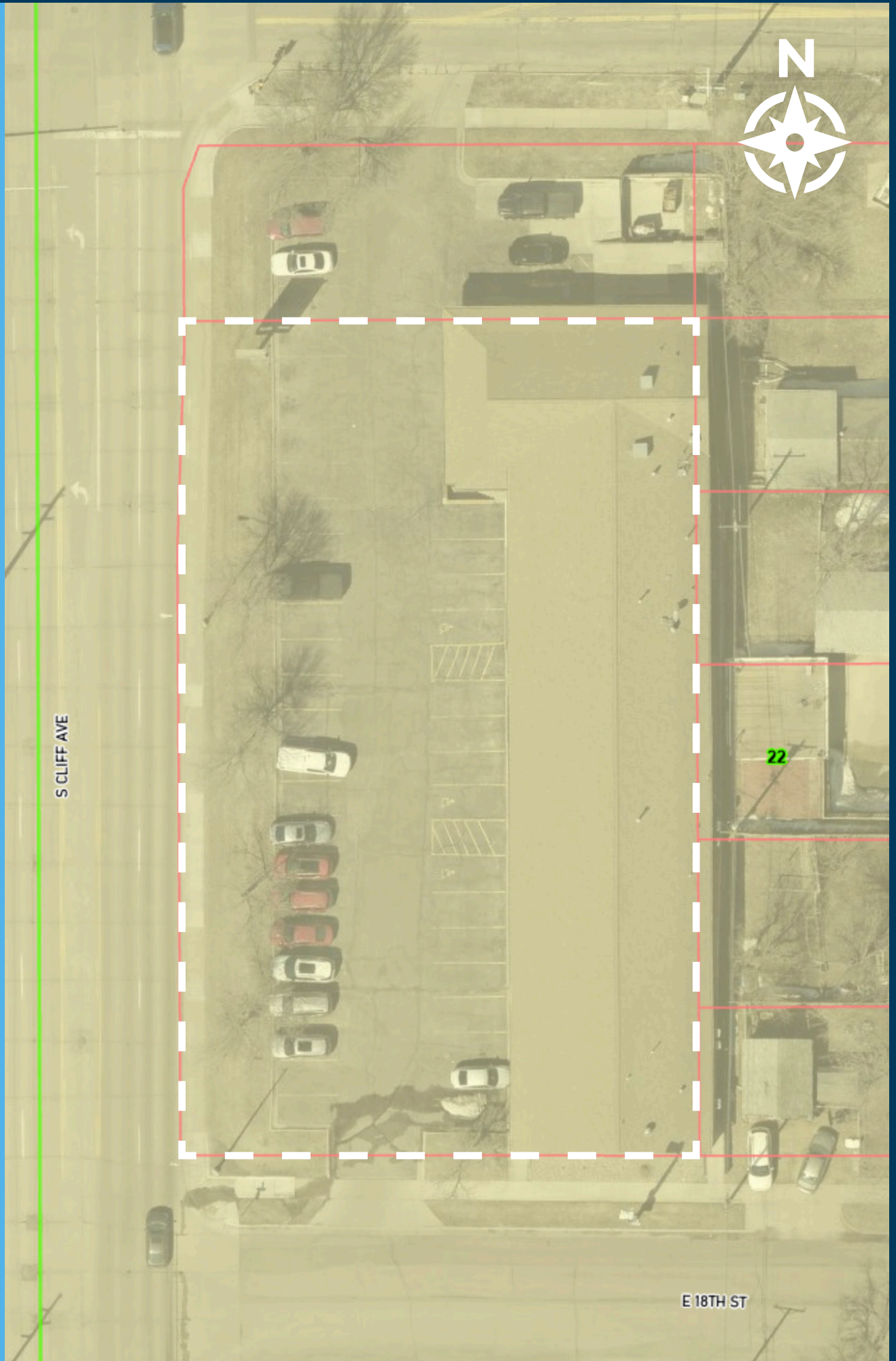
605.376.0127

Ryan@VBCLink.com

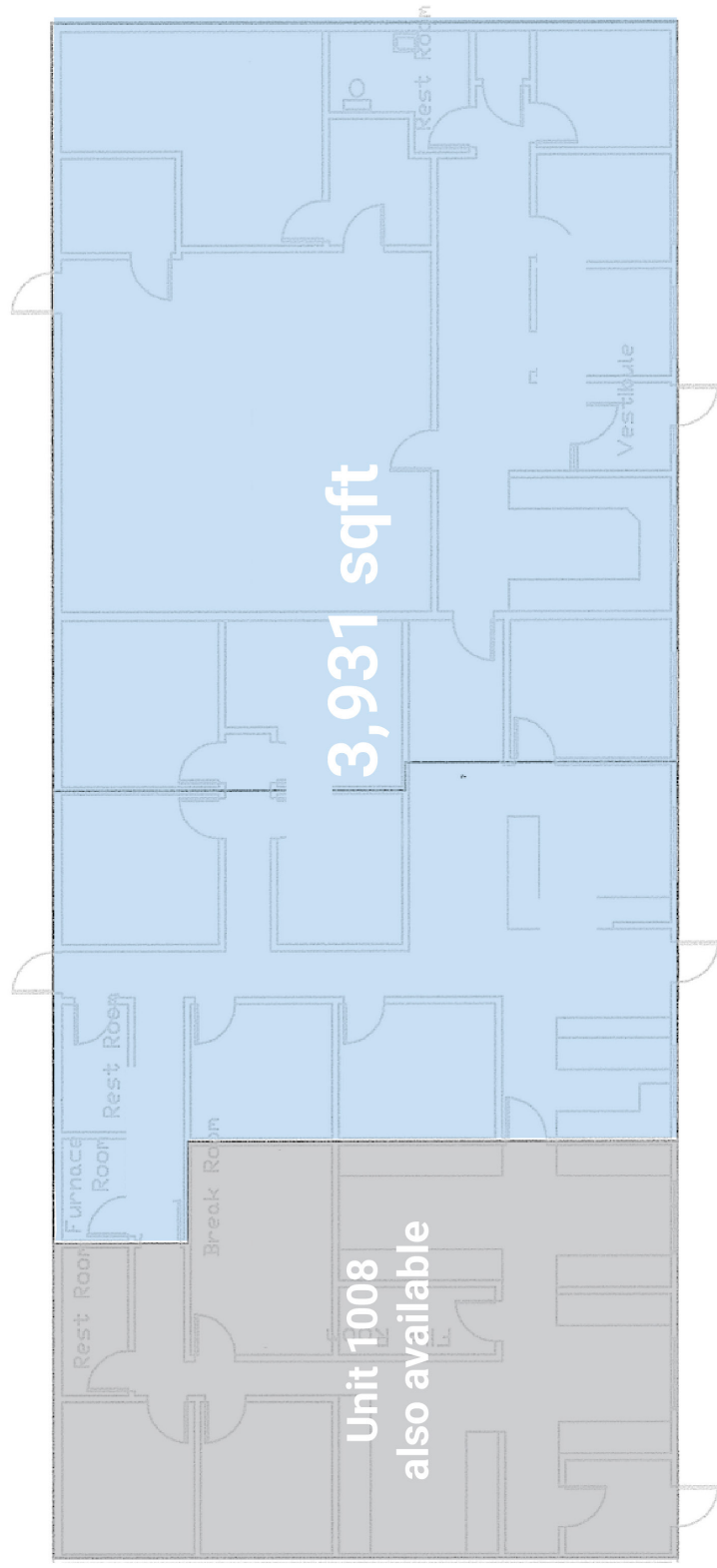
AREA RETAIL MAP



PARCEL MAP



FLOORPLAN



PHOTOS

