



201 N Cliff Ave., Harrisburg, SD 57032

PROPERTY HIGHLIGHTS

- Drive-thru Restaurant in Harrisburg, SD
- Immediate Occupancy
- Property Being Sold Vacant, No Operating Business
- Building and Monument Signage
- Walk-In Freezer
- FF & E Negotiable, See Equipment Page For Details
- Owner Occupant Opportunity
- Year Built 2020

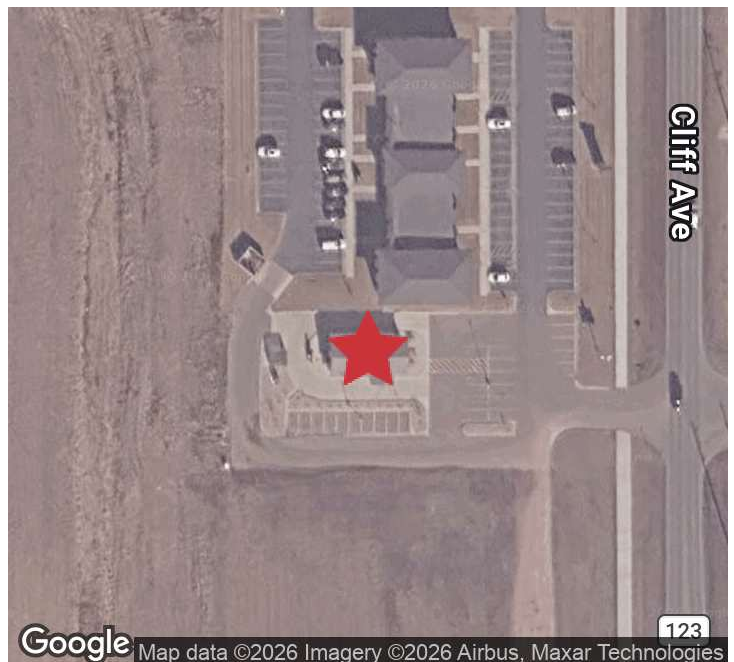
LOCATION DESCRIPTION

Located in South Dakota's Fastest Growing Town of Harrisburg

Traffic Count (2025): 4,855 VPD Cliff Ave

Area Neighbors Include Ace Hardware, Lewis Family Drug, McDonald's, Neighborhood Dental, Verizon and Domino's

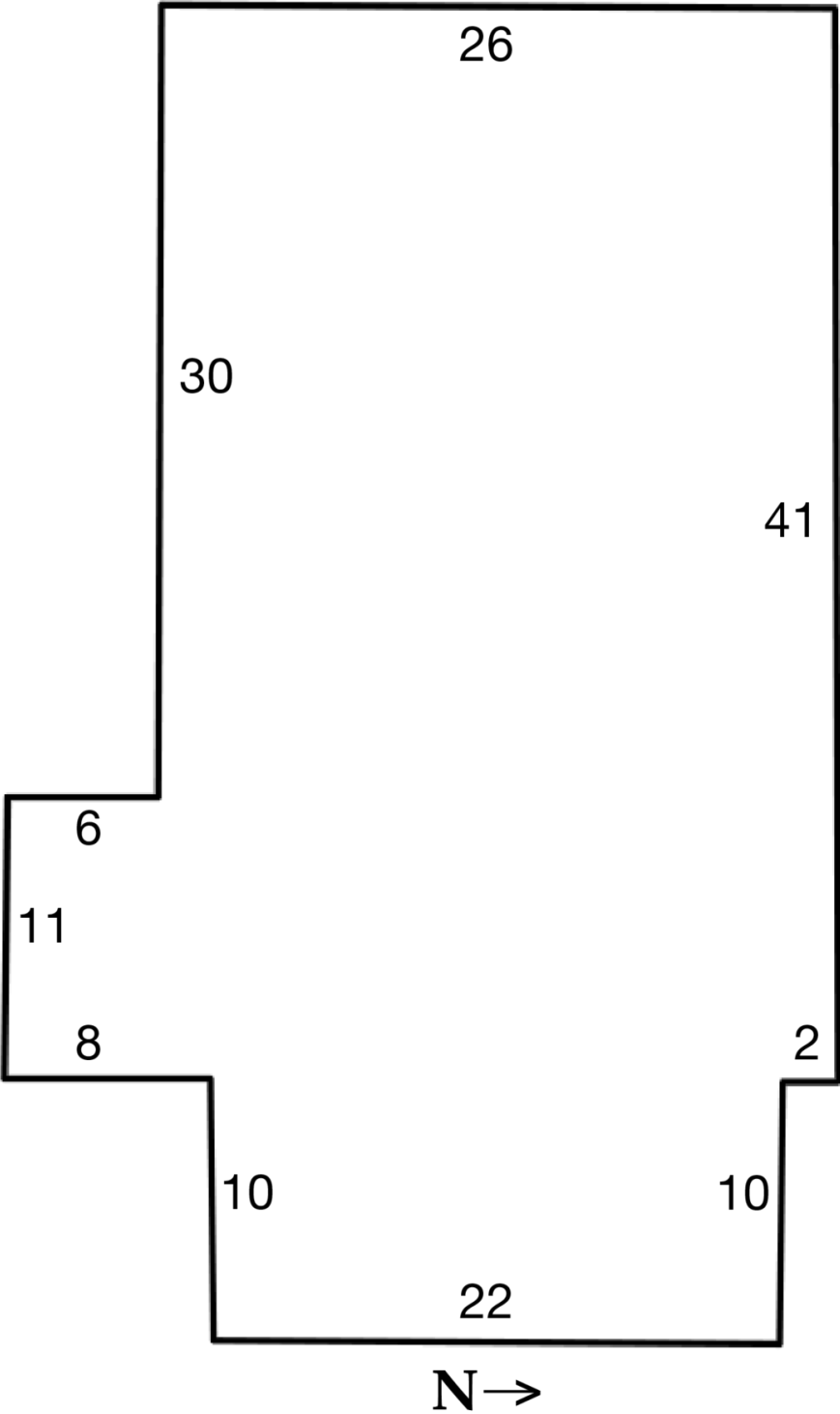
Sale Price	\$695,000
Building Size	1,352 SF
Lot Size	0.69 AC (29,932 SF)
RE Taxes (2025)	\$9,204.02



MARCUS MAHLEN, CCIM, SIOR

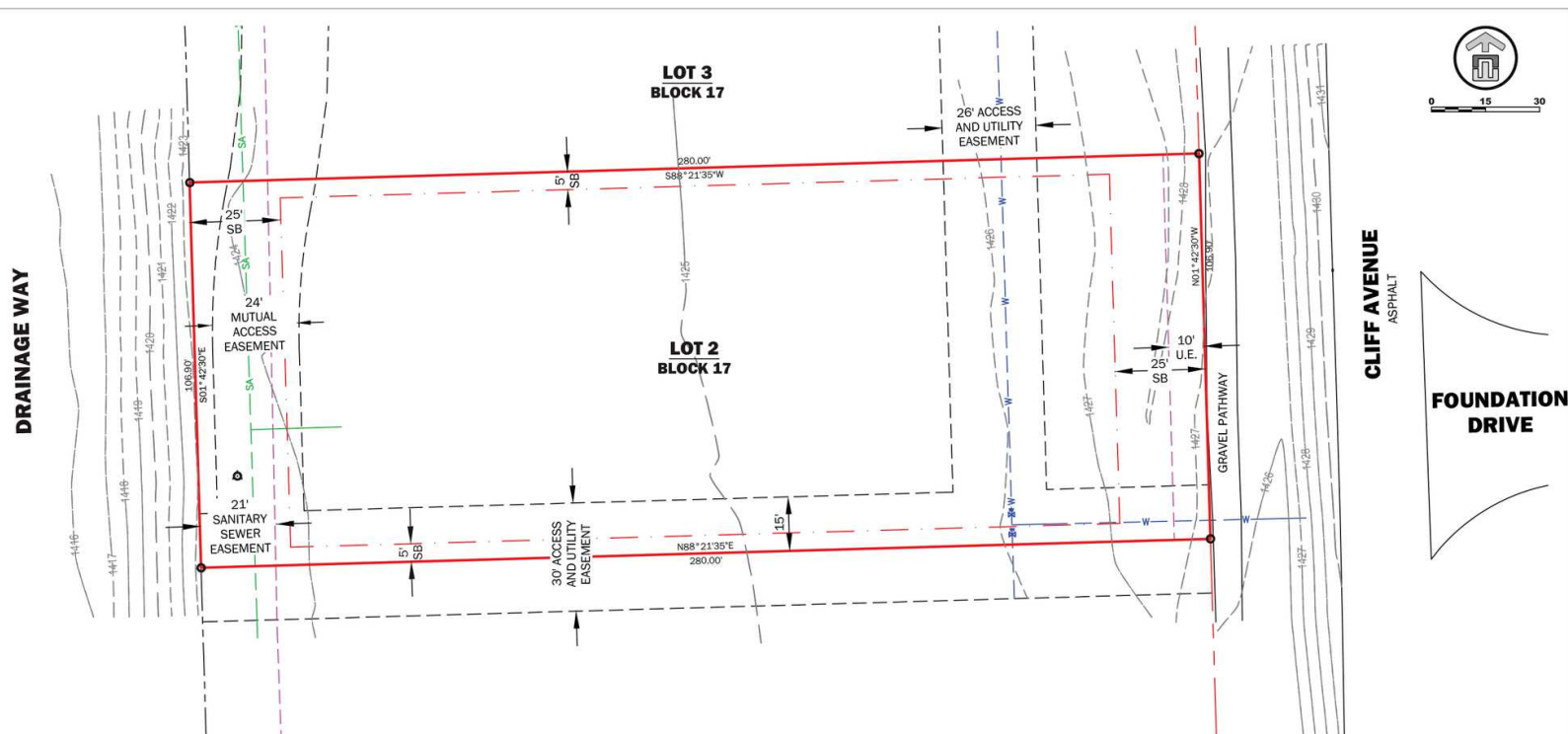
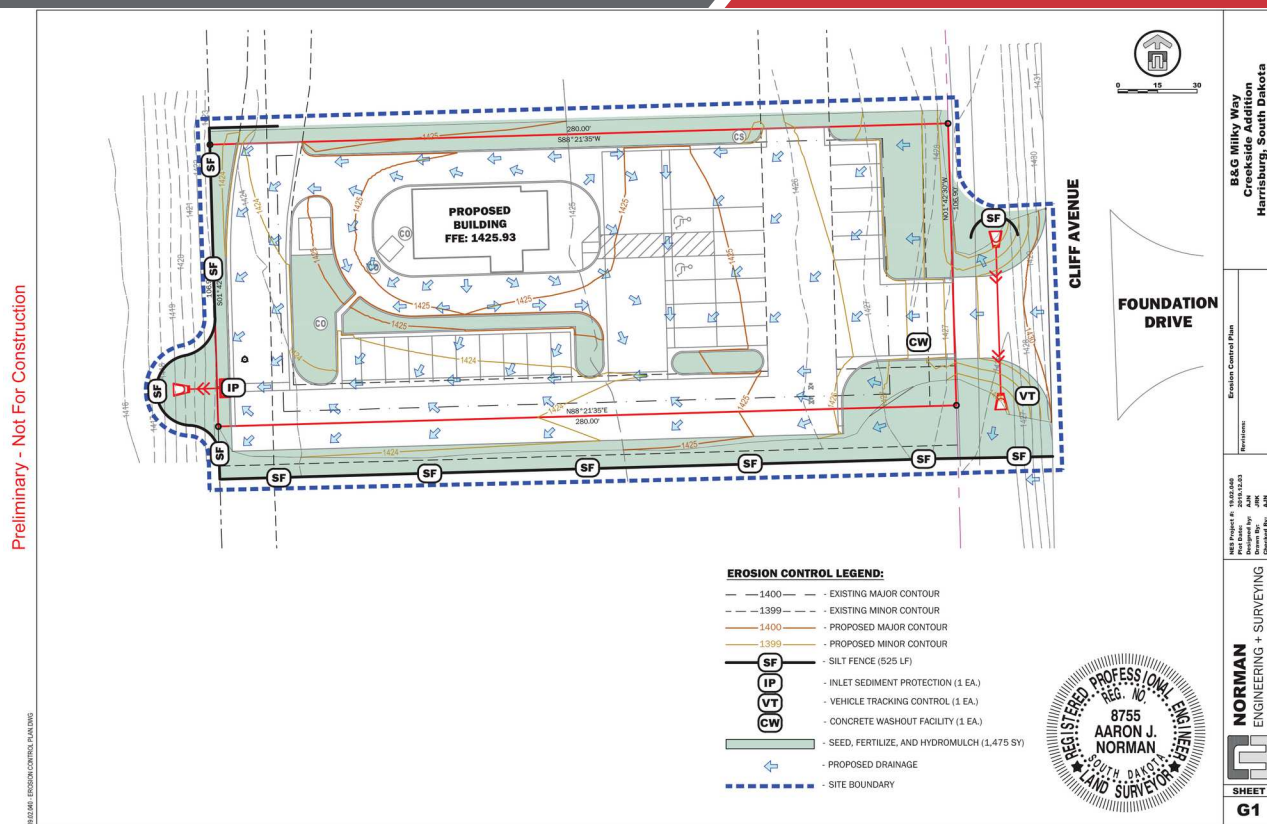
President, Principal Broker
mmahlen@naisiouxfalls.com
605.228.9744

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com



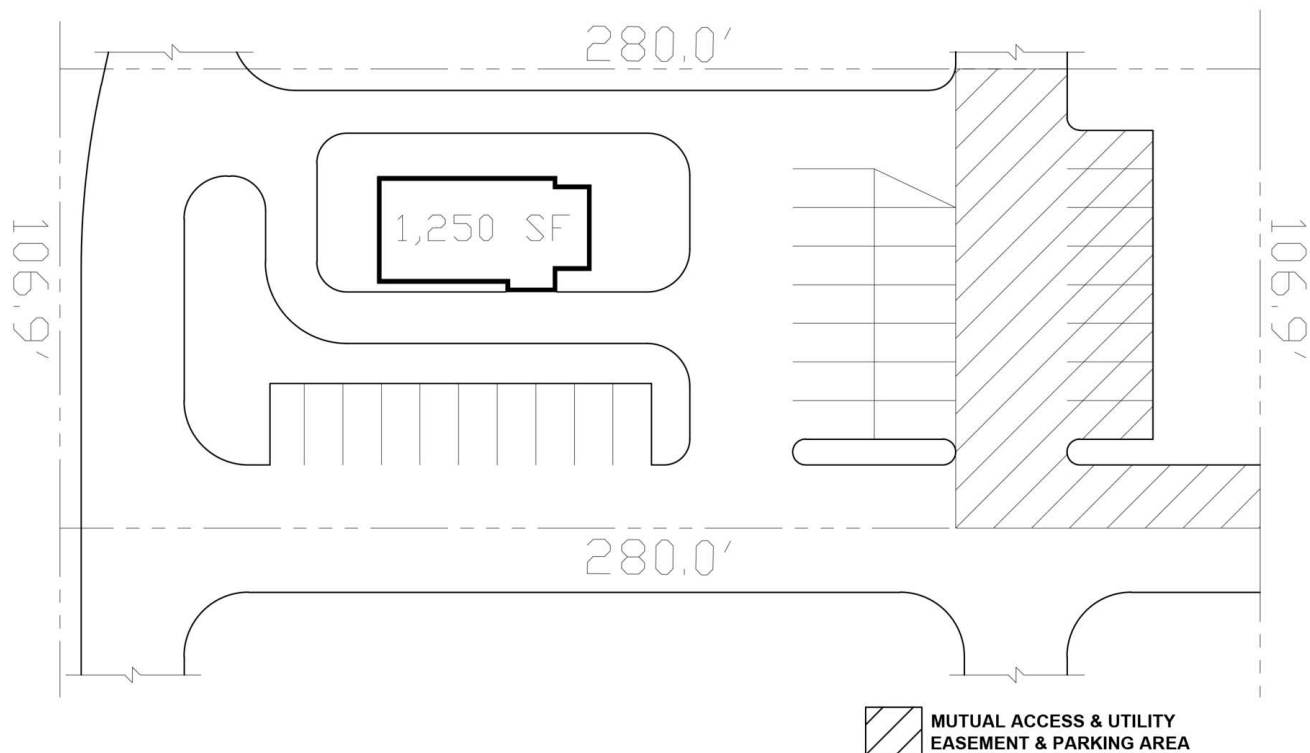
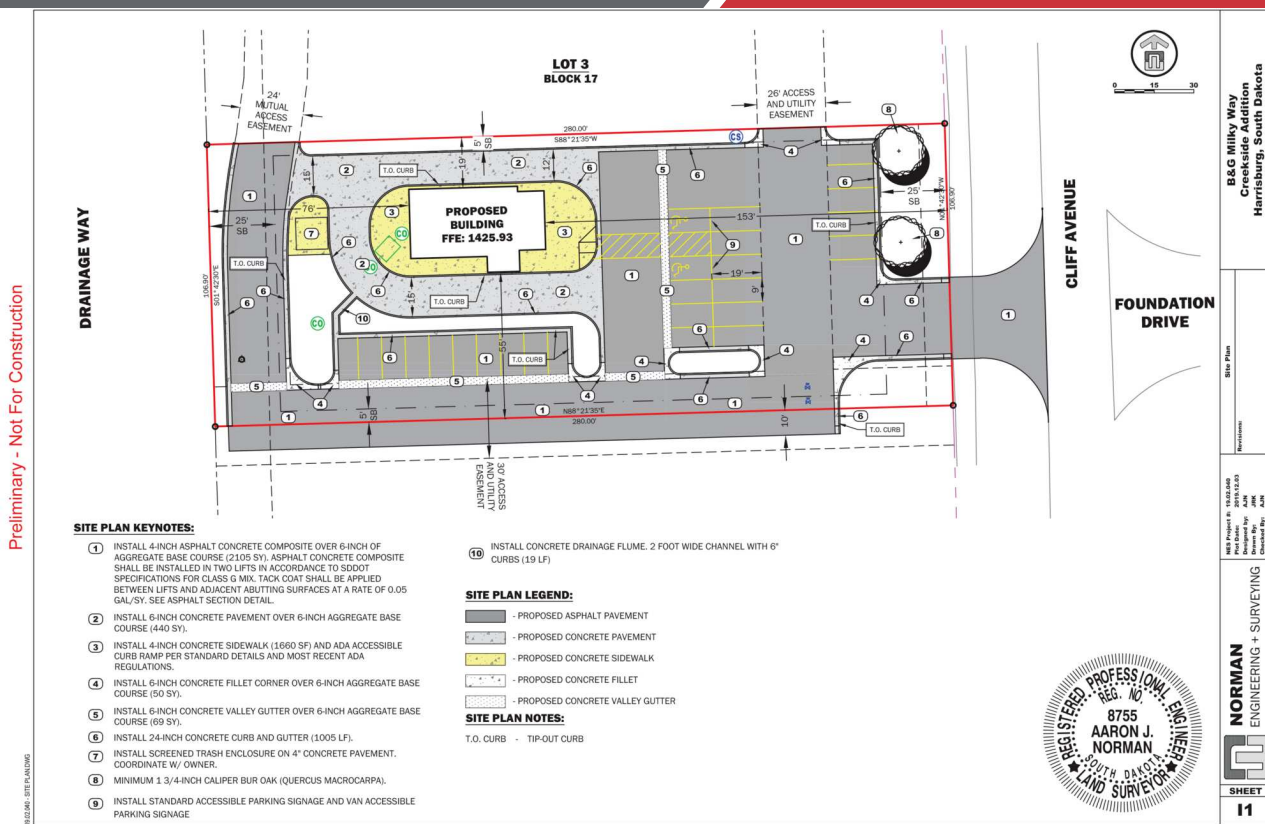
201 N CLIFF AVENUE
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FOR SALE
Retail Property



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PARCEL

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FOR SALE

Retail Property



EQUIPMENT LIST

201 N CLIFF AVENUE
Harrisburg, SD 57032

FOR SALE

Retail Property

Equipment List

- 2 Taylor ice cream machines
- 2 server topping pumps
- 3 cone dip warmers
- 2 Turbo Chef ovens
- 2 microwaves
- 3 astro blenders
- 3 under counter fridges
- 1 ice machine above pop machine
- 1 slush machine
- 1 hot dog roller
- 1 food steamer
- 1 nacho cheese machine
- 1 sundae topping table
- 5 stainless steel tables
- 4 under counter racks
- 7 – 4 shelve racks

Miscellaneous: Lots of small hand tools, towels, cleaning items, etc.

Inventory: Lots of paper cups, plates, napkins, and other paper products

FF & E Negotiable with the Sale

EXTERIOR PHOTOS

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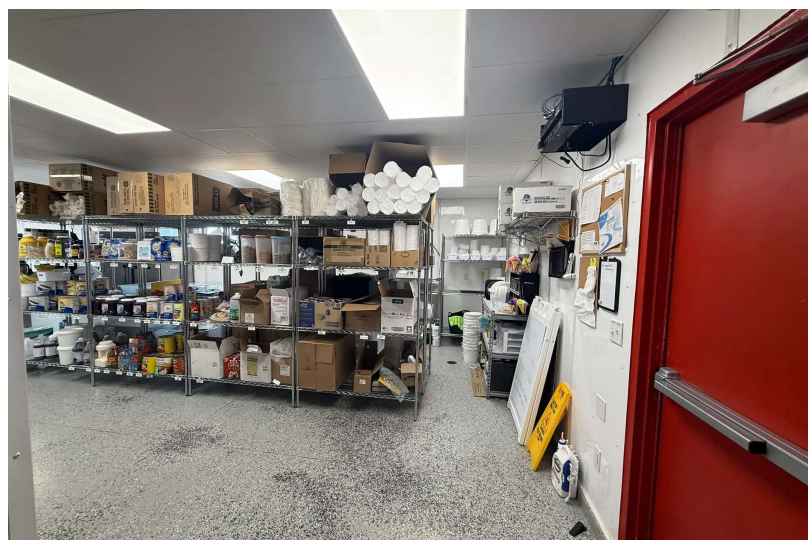
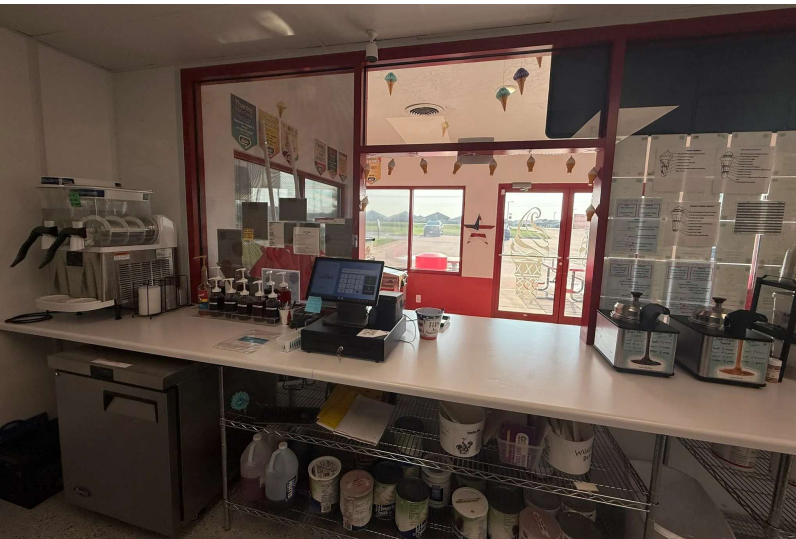


INTERIOR PHOTOS

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NA Sioux Falls

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LOCATION MAP

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