

OFFICE BUILDING FOR SALE

600 S Cliff Ave
Sioux Falls, SD 57104

FOR SALE
\$1,900,000



Broker
605-360-0061
Jim@JimDunhamAssociates.com

  Jim Dunham & Associates

  The JDA Way

 FOR MORE INFO
CALL US: 605-275-8500

 WWW.JIMDUNHAMASSOCIATES.COM

PROPERTY INFORMATION

MARKETING DESCRIPTION

Fully leased office building with incredible location at the southeast corner of the intersection of 14th Street & Cliff Avenue.

- Stand alone office building
- Signaled intersection
- Abundant surface parking (70+ spaces)
- Own the Heart of all the Action!

PROPERTY HIGHLIGHTS

- 12,672 square feet
- Spacious open reception area
- Several private offices throughout
- Large open areas ideal for cubicles
- Natural sunlight shines thru large windows
- North and East Monument signage along with building signage available
- Two break rooms, large conference room and several work areas

- 12,672 sq. ft.
- Zoned Office
- Year Built: 1989
- Parcel ID: #56320
- Real Estate Taxes: \$23,824.70
- 2021 Traffic count: 17,900 VPD

Information herein deemed reliable, but not guaranteed



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REAL ESTATE. FOR REAL.

PROPERTY PHOTOS



Signage



Reception



Private Offices



Reception/Waiting Area



Cubicles/Work Area

PROPERTY PHOTOS



Ideal for Work Stations



Breakroom



Signage

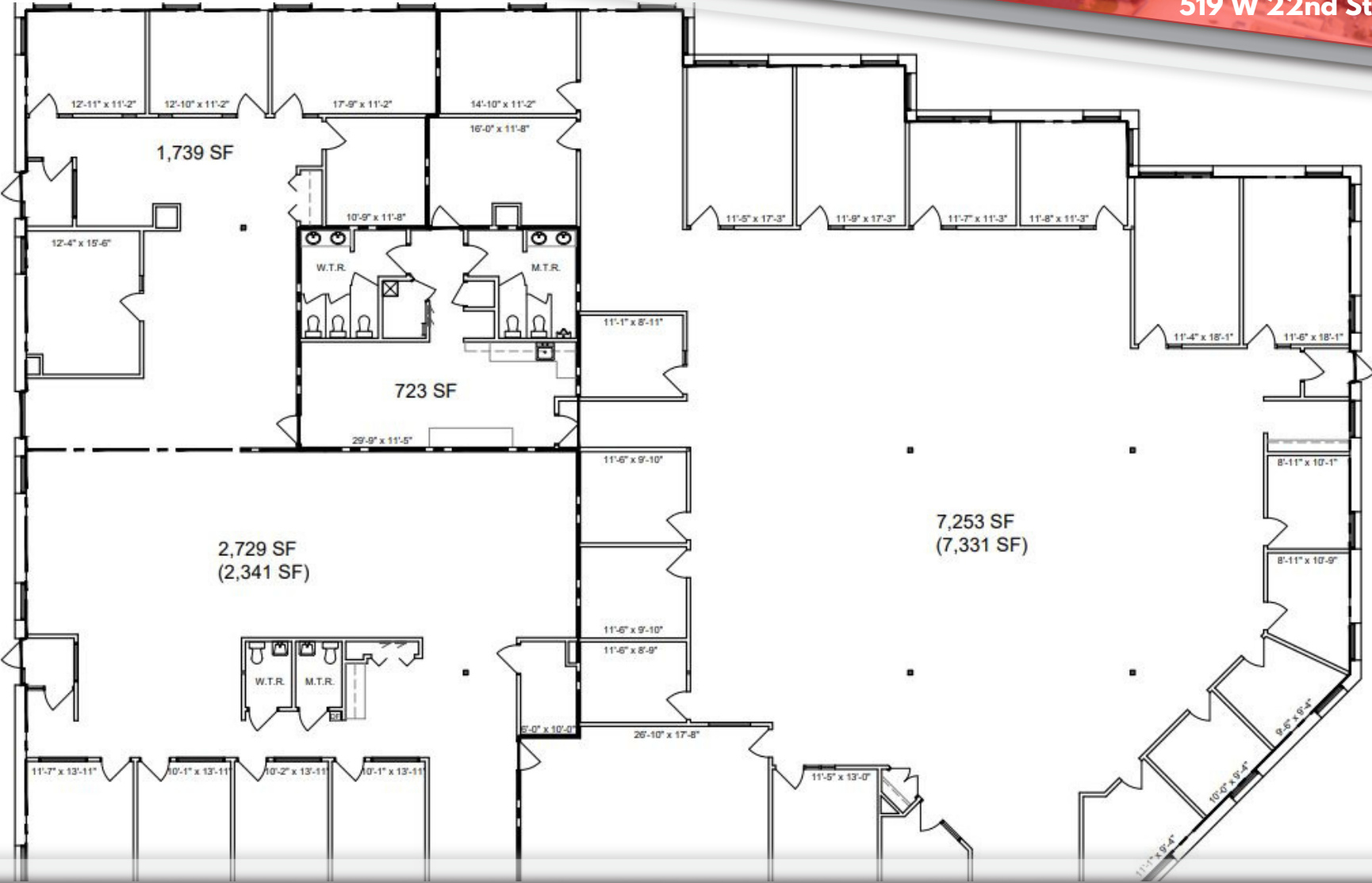


Breakroom/Storage with Fridge



Meeting Area

FLOOR PLAN



519 W 22nd St. Sioux Falls, SD 57105

LOCATION MAP

