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FOR LEASE/SALE

Commercial Building Opportunity 3505 N Cliff Ave, Sioux Falls

LEASE PRICE: \$2,400 per month plus expenses

SALE PRICE: \$350,000

PROPERTY TAXES: 2009 due in 2010: \$4,501.85 Parcel #31988

BUILDING SIZE: 3,500 square feet

LOT SIZE: 18,480 square feet

ZONING: C-2

YEAR BUILT: 2003

AVAILABLE: December 1, 2009

OTHER:

- Great site on North Cliff Avenue
- Free-standing, single use building
- 12 on-site parking spaces
- Retail and shop/warehouse
- 12' x 12' overhead door
- 100' Frontage on Cliff Avenue
- See site/floor plan on reverse.
- One or more owners are licensed South Dakota Real Estate Brokers.



JIM DUNHAM, CCIM SIOR

605-360-0061

Jim@JimDunham.com

LINDA DUNHAM

605-330-9416

Linda@JimDunham.com

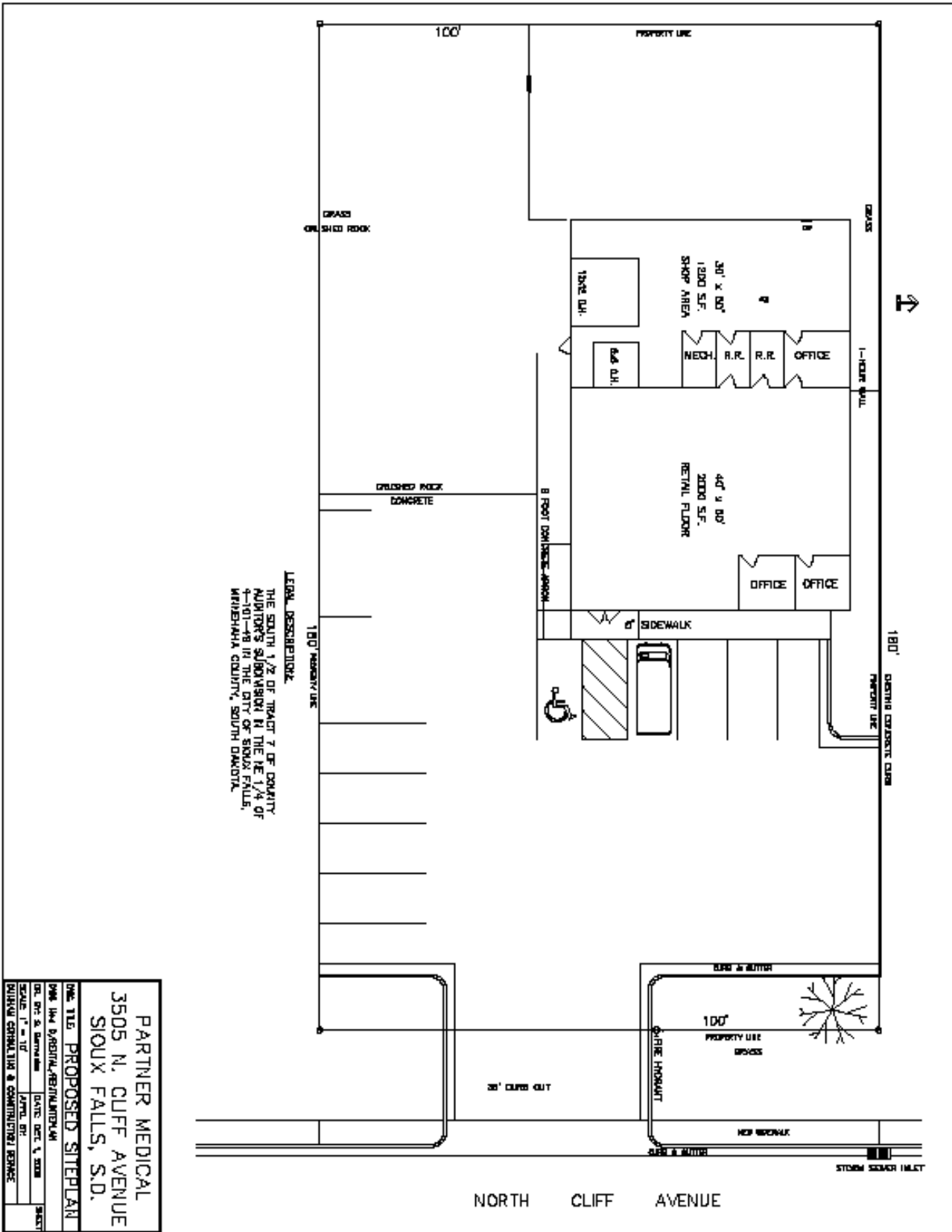
The Dunham Company

230 S Phillips Ave #202

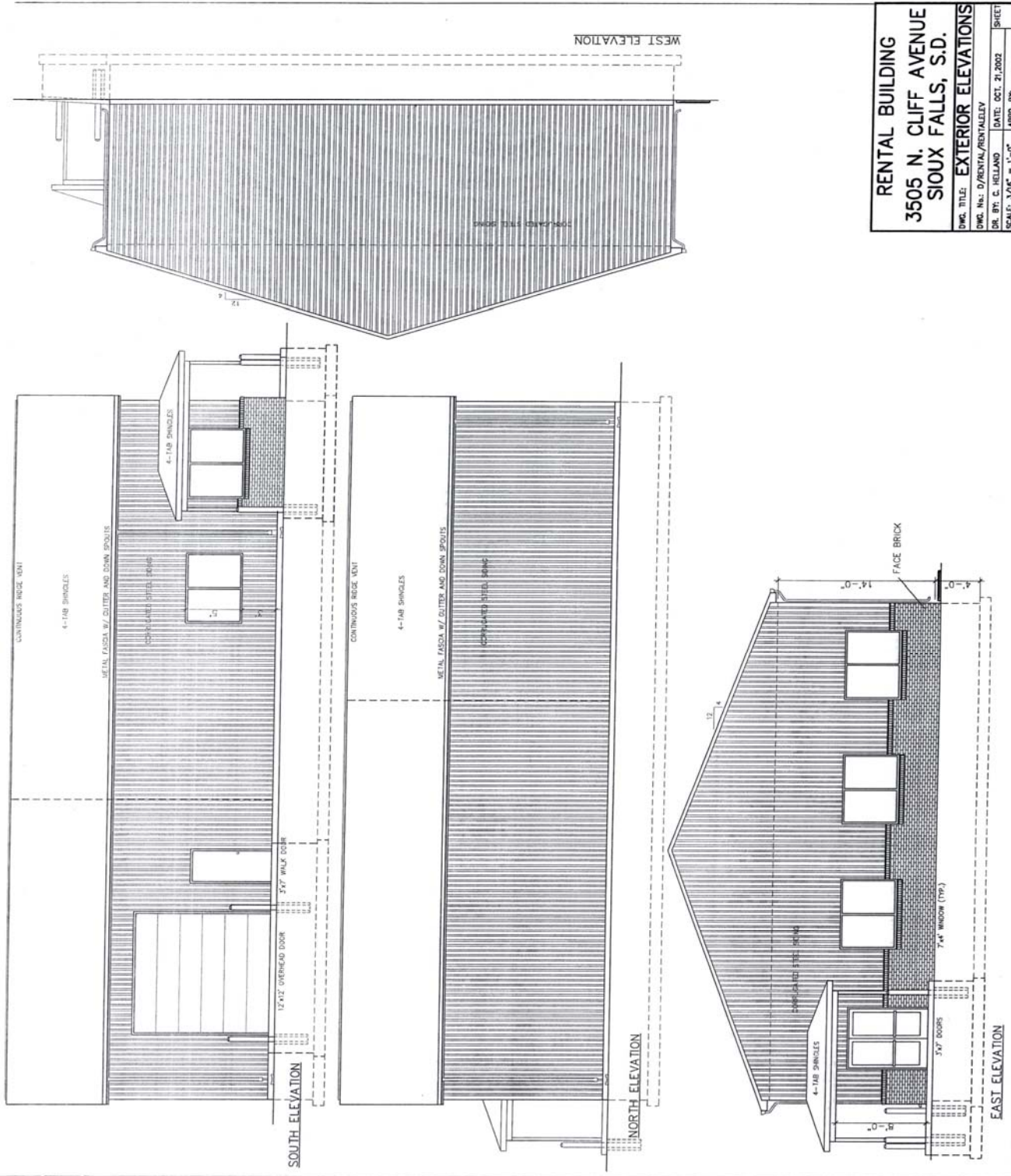
Sioux Falls SD 57104

605-330-9408

605-330-9444 Fax



SITE/FLOOR PLAN



RENTAL BUILDING
3505 N. CLIFF AVENUE
SIoux FALLS, S.D.
 DWG. TITLE: **EXTERIOR ELEVATIONS**
 DWG. No.: D/RENTAL/RENTALEVY
 DR. BY: C. HELLAND DATE: OCT. 21, 2002
 SCALE: 3/16" = 1'-0" APPD. BY:
 DUNHAM CONSULTING & CONSTRUCTION SERVICES

SHEET

