



803 S Cliff Ave
Sioux Falls, SD 57104



Size

1,006

Square Feet +/-



Price

Base Rent:

\$ 16.00 PSF

NNN: \$5.76 PSF



Zoning

C-2

Neighborhood
Commercial



Space Summary

- Drive-up window
- Highly visible corner lot on a main arterial road, Avera Hospital and downtown only minutes away!
- Just south of East 10th Street (6 blocks); Avera (4 blocks)
- Easy access to Interstate I-229
- Pylon and Marquee signage available
- Traffic count is approximately 13,900 vehicles per day
- Tenant improvement allowance available for qualified Tenants



Samuel R. Assam | President

Phone: (605) 334-8040

Email: sam@assamcompanies.com

Address: 530 S. Phillips Ave, Sioux Falls, SD 57104



Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 16.00	\$ 1,341.33	\$ 16,096.00
Real Estate Taxes*	3.17	265.75	3,189.02
Property Insurance*	2.59	217.13	2,605.54
Total	\$ 21.76	\$ 1,824.21	\$ 21,890.56

*Estimate



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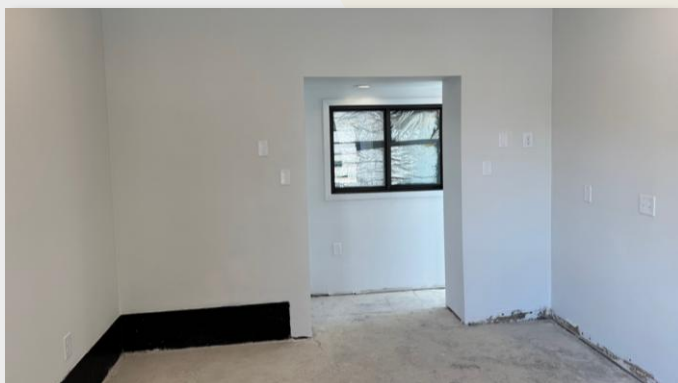
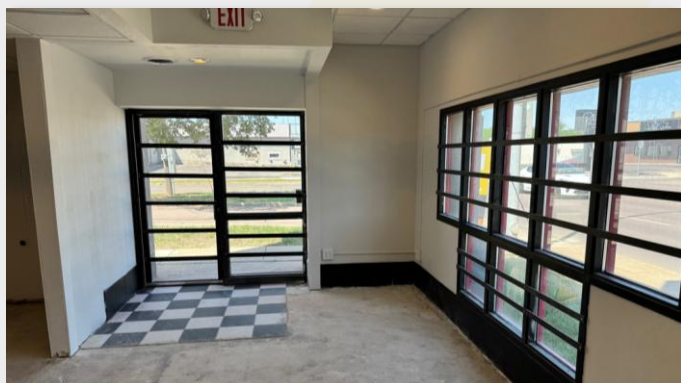
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 Photo Gallery

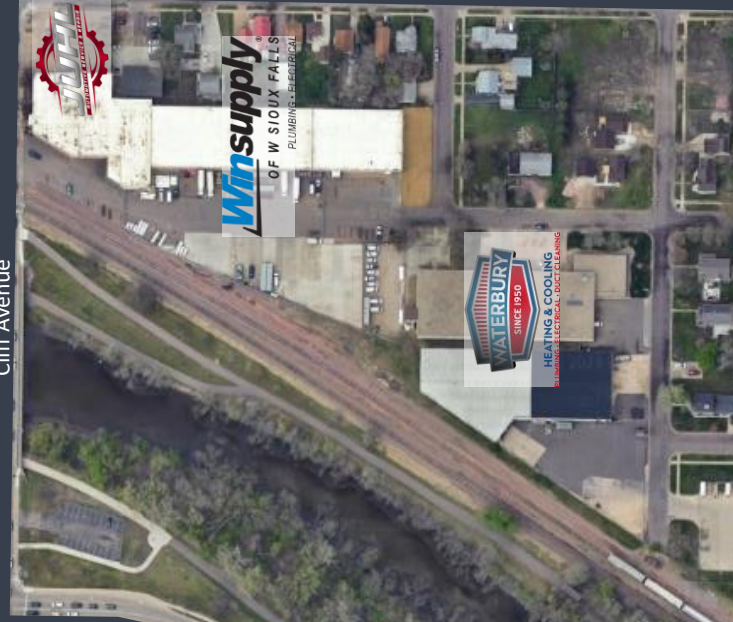


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