

# For Sale or Lease: Retail Space



**3808 N Cliff Ave., Sioux Falls, SD**



Space Size: 3,130 sq. ft.

Land Size: 1.15 AC

Sale Price: \$599,000

Lease Rate: \$12.00/sq. ft. NNN

Real Estate Taxes: \$13,078.24 annual

Year Built: 1998

Zoning: C-3

Traffic Count: 10,200 cars per day

Parking: 50 Spaces 1:63 ratio

## Rare Free Standing Restaurant!

- \*High quality built building still in excellent condition
- \*Great parking to handle peak loads
- \*Fire Marshall permit for 114 people
- \*All Taco Bell 'branding' removed
- \*Drive-thru
- \*In the hub of industrial park activity
- \*Good ingress/egress
- \*Free standing pylon sign



[www.Ncommercial.com](http://www.Ncommercial.com)  
605-977-0778

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Member



*\*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed*



# PHOTOS



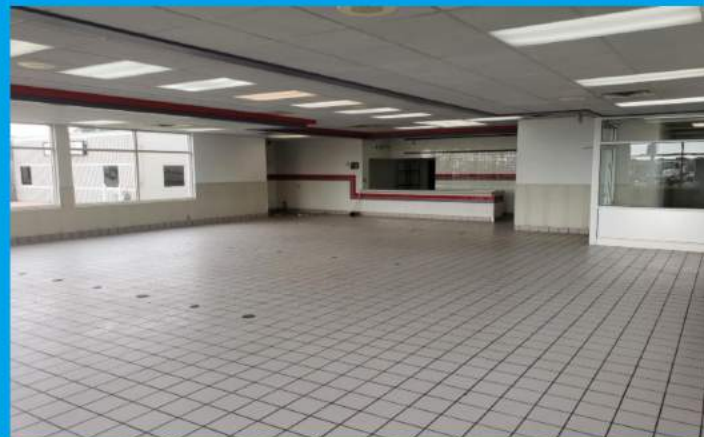
Front of Building



Drive-Thru Lane/Parking Lot



Drive-Thru window/Kitchen Area



Seating Area



Sign on Cliff Avenue



Walk-in Freezer



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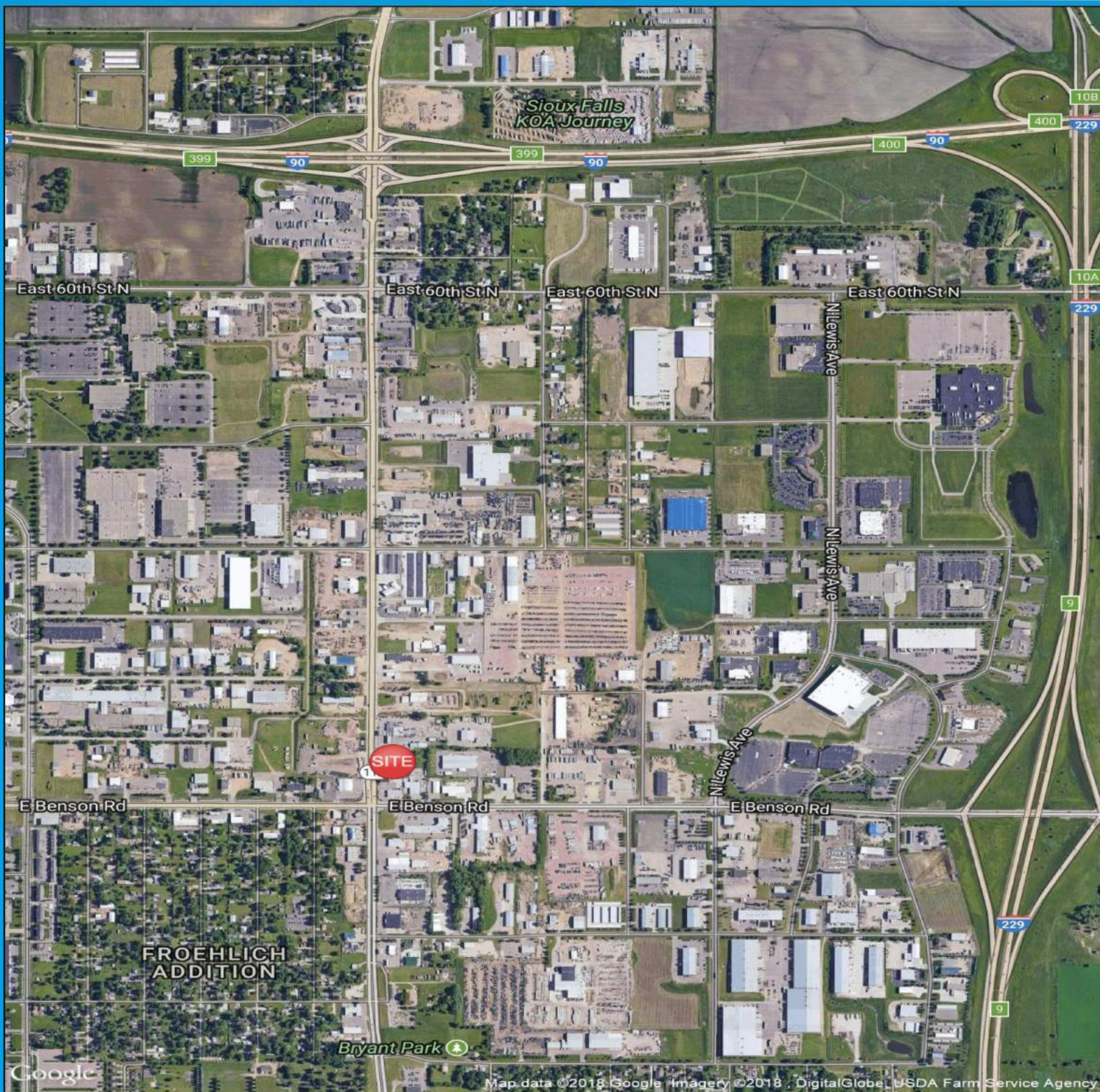
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