

FOR SALE | REAL ESTATE

PROPERTY INFORMATION

Soundz Building

Address: 4001 N. Cliff Ave.

Sioux Falls, SD 57104

Property Type | Industrial building/land

Sale Price | \$800,000.00

Unit Price | Sold as One Unit



PROPERTY OVERVIEW

14,400 sq.ft. metal building with built out office area and two ADA bathrooms. Showroom/Office is heated and cooled. Shop area is heat only. Front of building includes fascia panels, siding and awning, with storefront door access. Access directly to Cliff Ave. Large lot with outside drive in dock. Quick access to I-229 and 90!

All showings must go through listing agent!

PROPERTY DETAILS

Legal Description: N1/2 Vacated E 49th St. N Lying Adjacent & Tracts 15 Thru 18 SE1/4 33-102-49 Sioux Falls City Unplatted, 4001 N. Cliff Ave., Sioux Falls, SD 57104 in Minnehaha County.

As Is:

Lot size: +- 87,884 sq.ft., Zoned I1 Light Industrial

1 access point from Cliff Ave.

Pre-engineered metal building built in 1972 and later, +-14,400 sq.ft. (60'x 240' x 14' eave) 3 walk doors, 1- 10'Hx12'W OHD and 1- 14'Hx12'W OHD. Outside drive in dock loading facility.

Office Area (not measured, yet) 2 ADA bathrooms, 4 Natural Gas Furnaces (1 for Office), 3-phase electric power Security System thru out building.

Taxes: \$8652.09

All information is deemed reliable but not guaranteed.

CONTACT INFORMATION

Mark Luke Real Estate, LLC | Structured Success

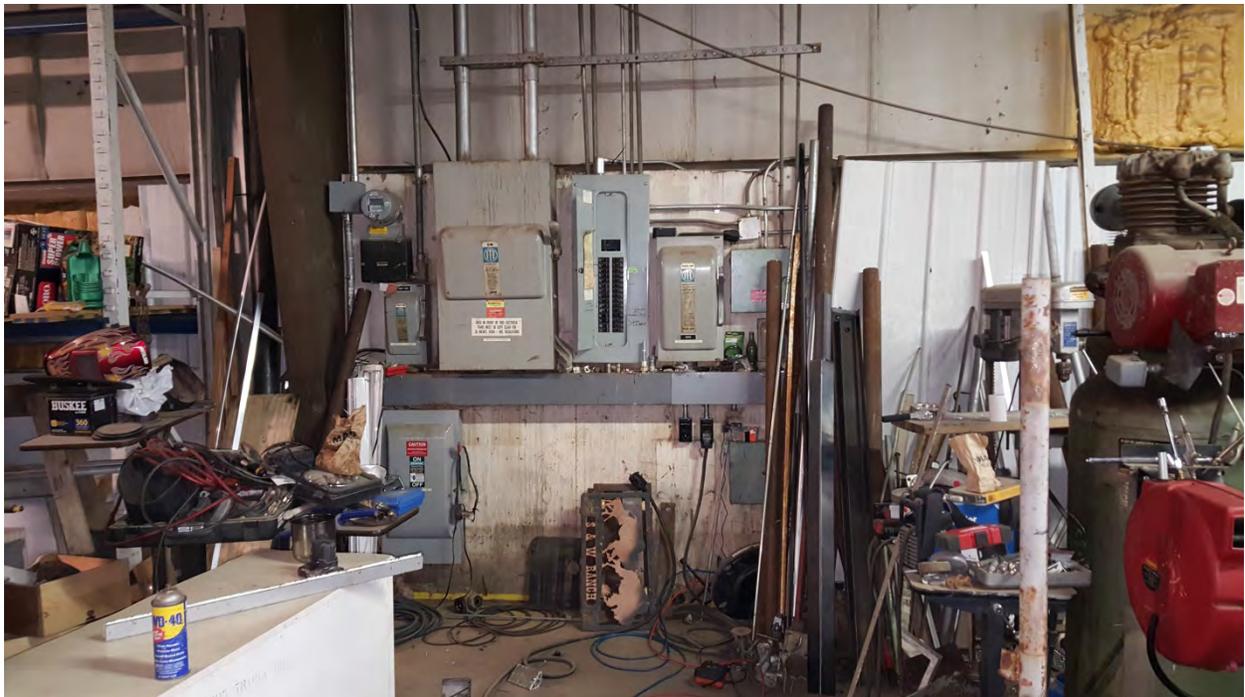
MARKLUKE.com | 4603 N. Cliff Ave., Sioux Falls, SD 57104

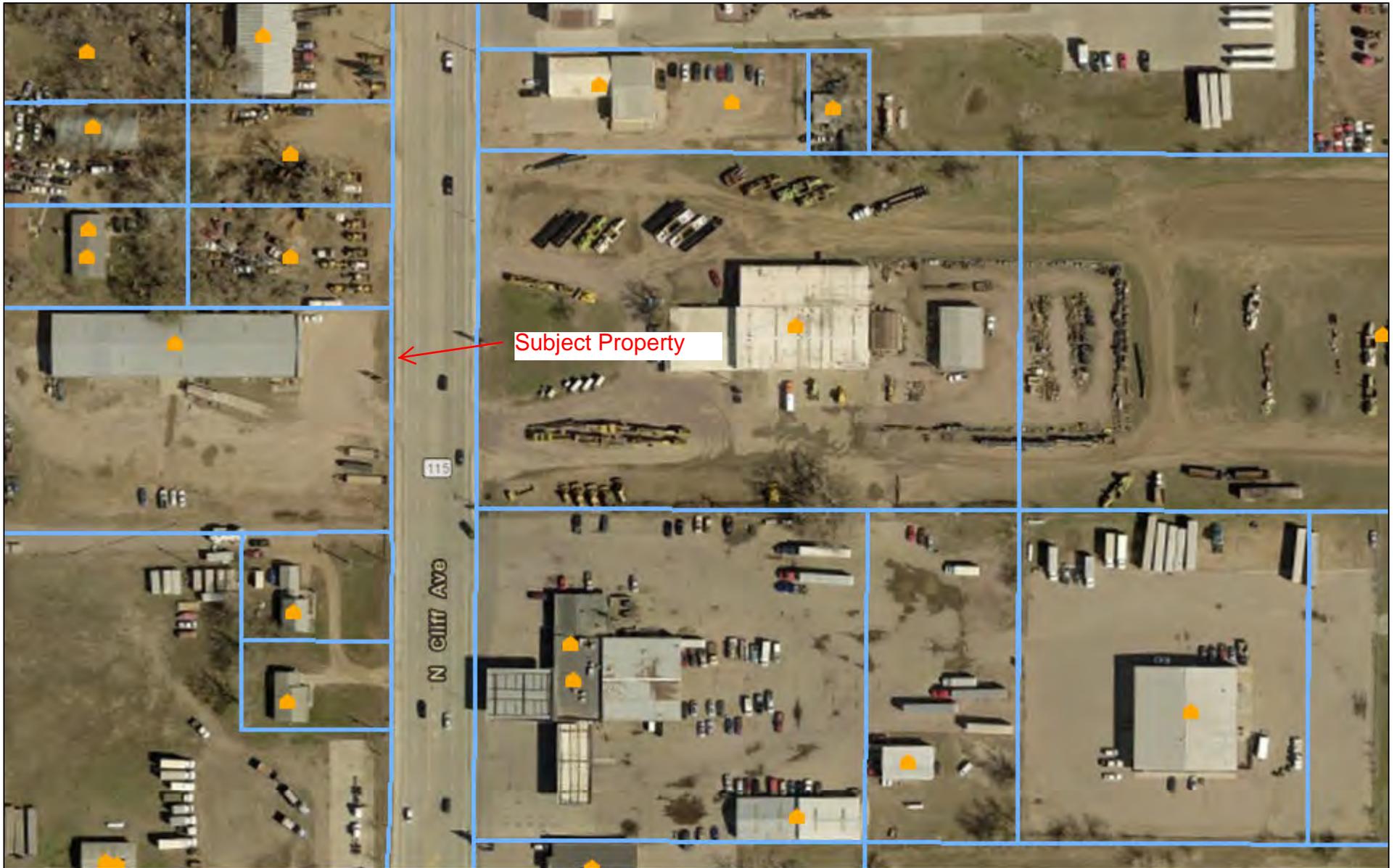
C 605-370-6770

p 605-370-6770 | f 605-370-6607 | e mark@markluke.com





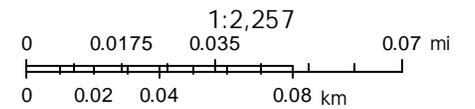




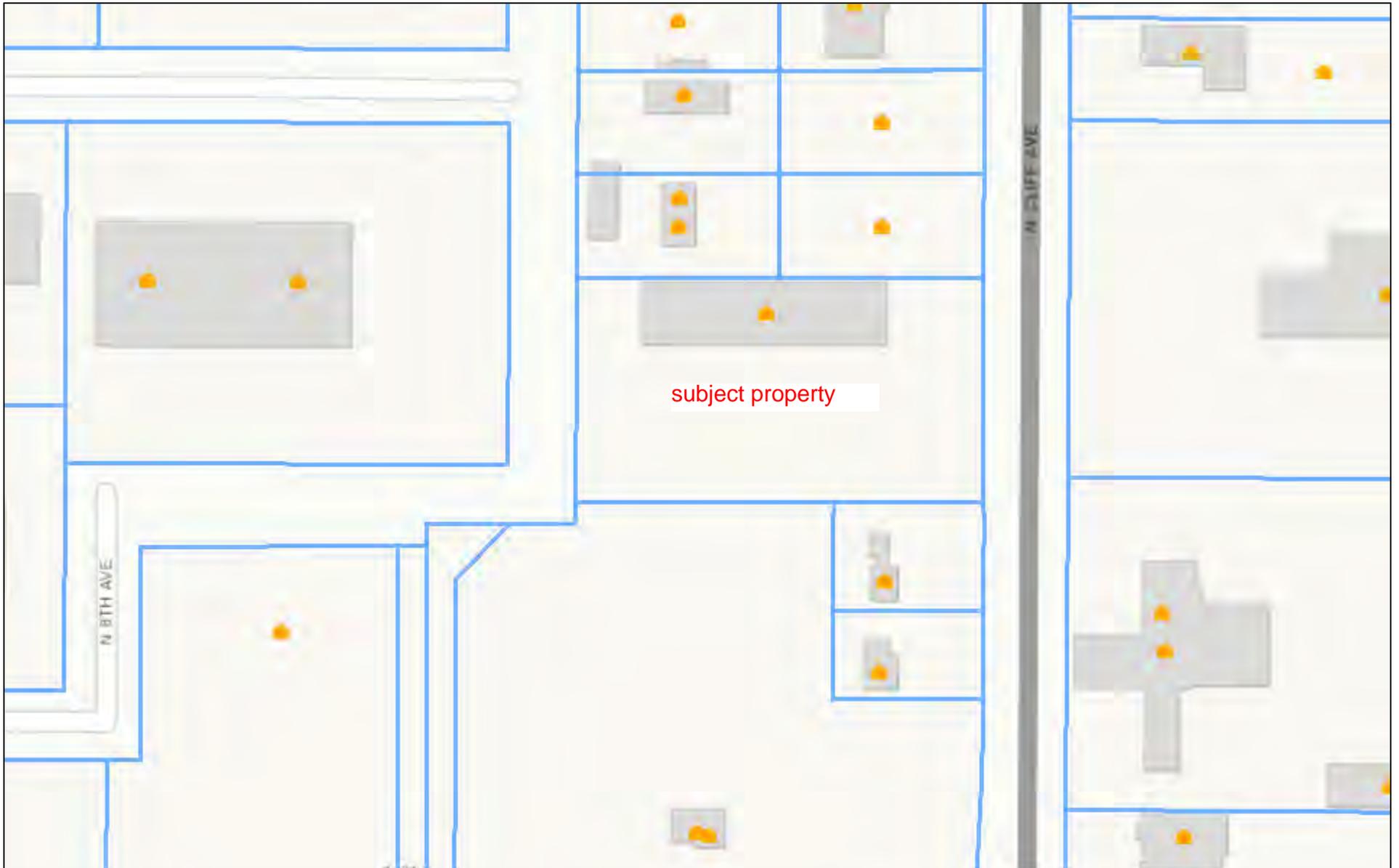
May 19, 2017

Address Zoning

■ Current Override 1
 Parcels



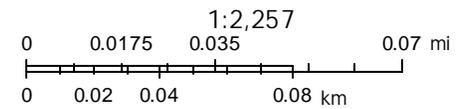
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the



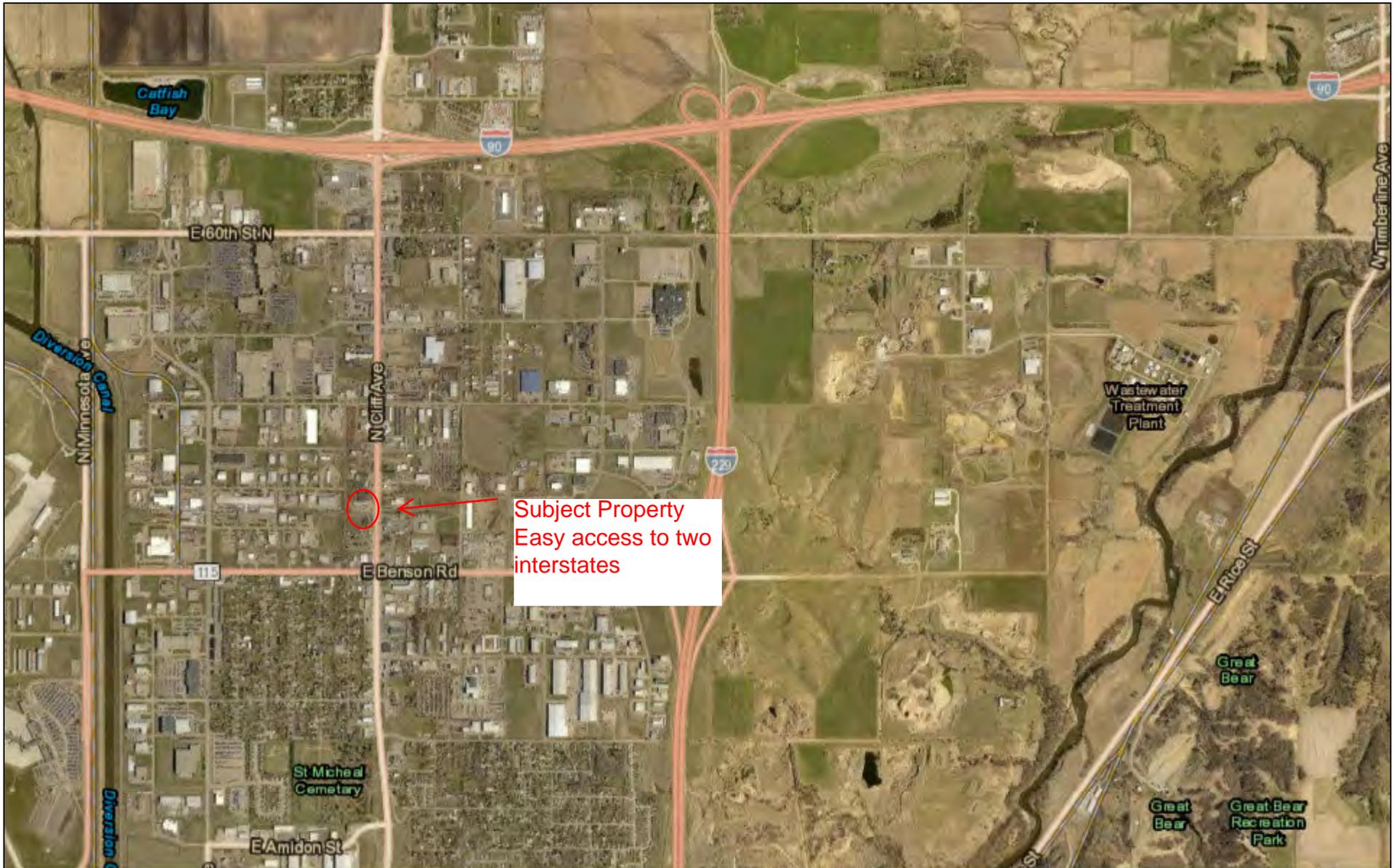
May 19, 2017

Address Zoning

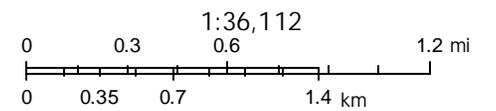
- Current
- Override 1
- Parcels



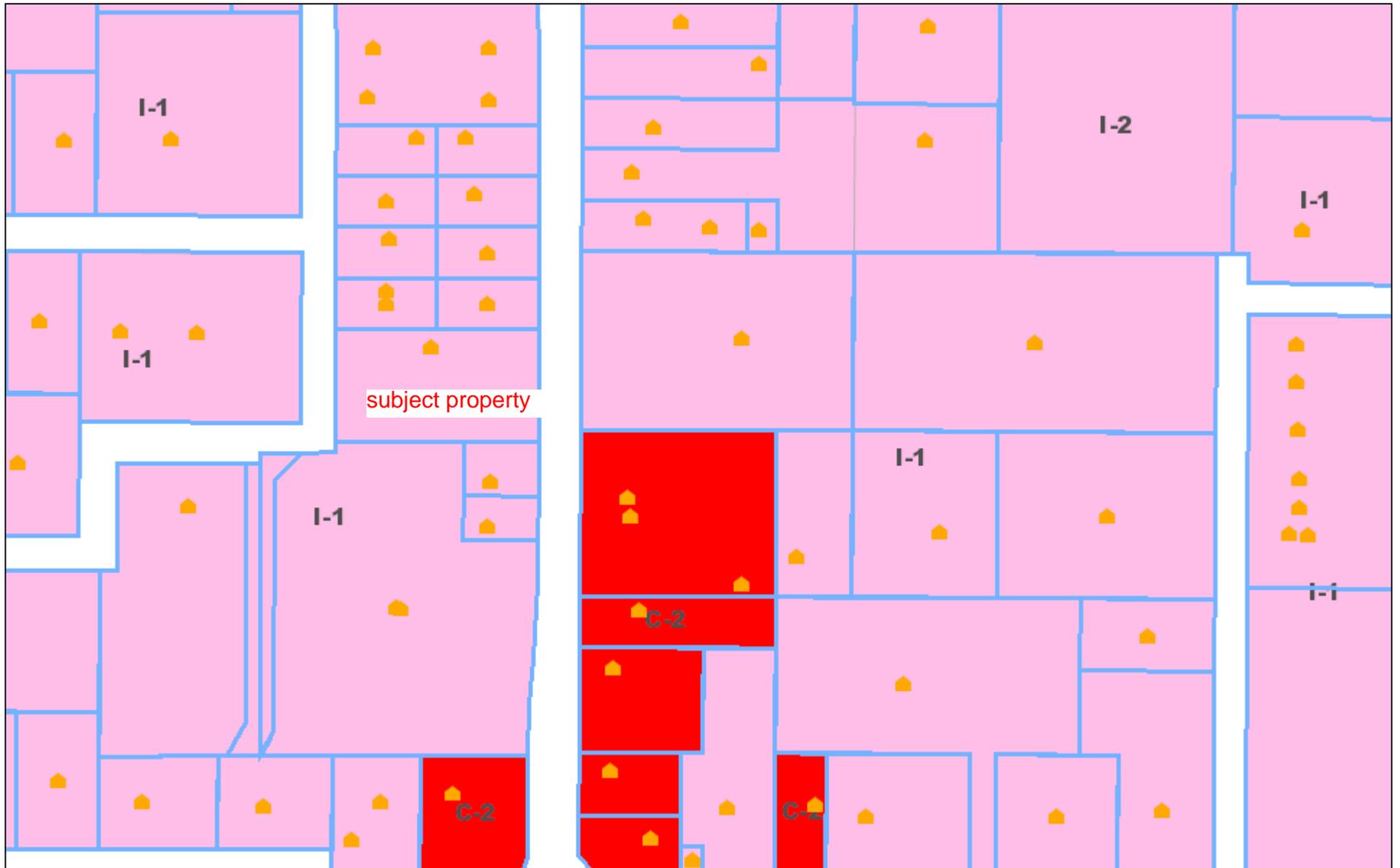
Sources: Esri, HERE, DeLorme, Intermap, increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,



May 19, 2017



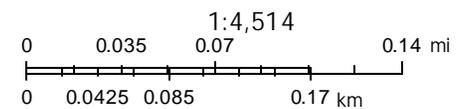
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the



May 19, 2017

Address Zoning

🏠 Current Override 1
🏠 Parcels



City of Sioux Falls