

400 S CLEVELAND

OFFICE BUILDING FOR SALE



400 S Cleveland Avenue
Sioux Falls, SD 57103



Total: 4,256 SF +/-
Main Level: 2,128 SF +/-



\$550,000

LOCATION

Great opportunity to bring your business to a newly built office building near several amenities and on the edge of downtown.

DESCRIPTION

- Floor plan includes three offices, office/conference room, open area for reception or cubicles, private bathrooms, storage, three car garage, IT room, kitchenette/break room, mechanical room, and open room in lower level with private bathroom with a shower.
- Built in 2018
- Zoning: Office
- Site size: 12,539 SF +/- (0.29 Acres)
- Clean shop/storage space in lower level
- 5 parking stalls
- Building includes sprinkler system, security cameras and wired internet
- Easy access to I-229
- Contact Broker for additional details

RAQUEL BLOUNT SIOR

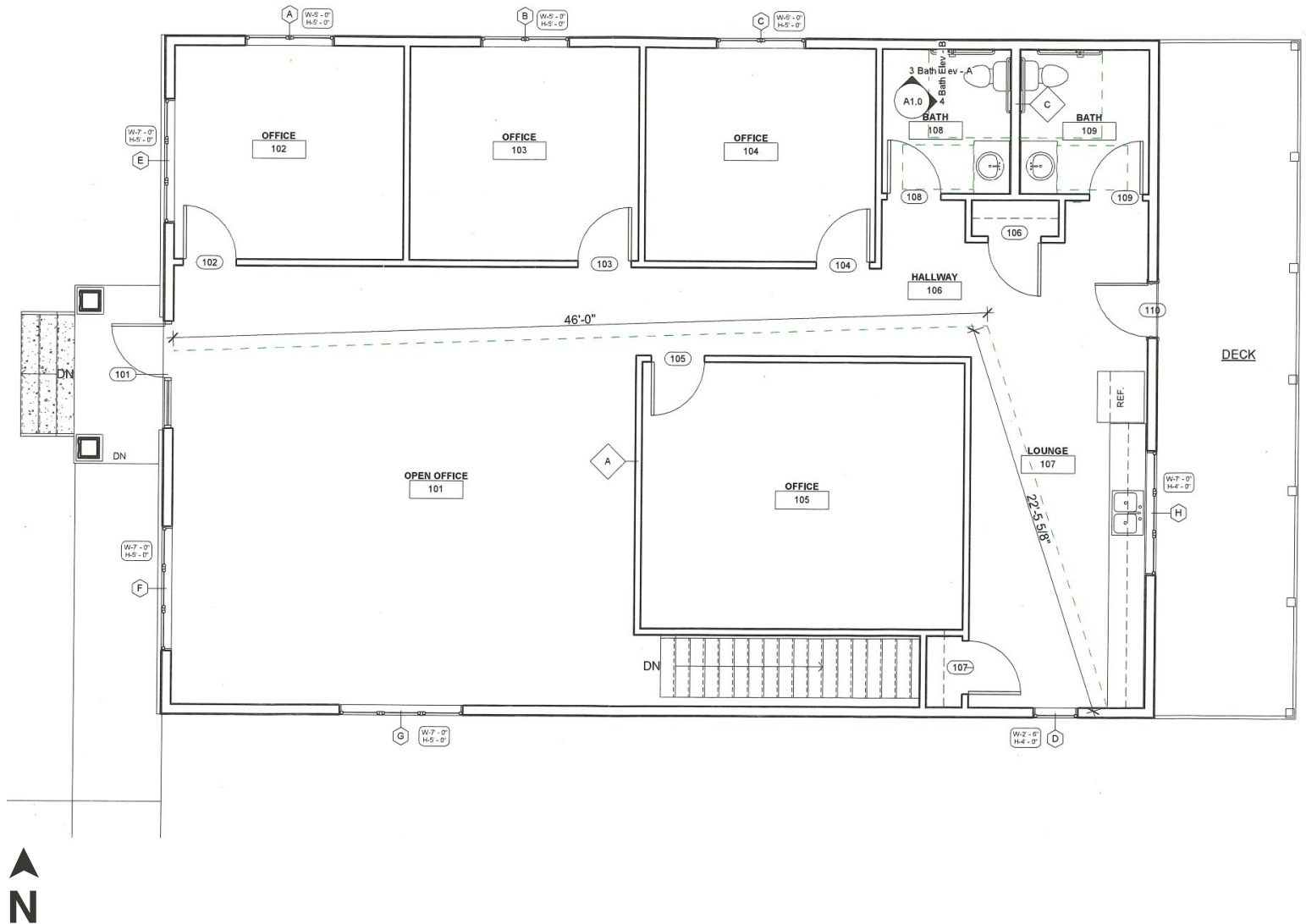
605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

FIRST LEVEL FLOOR PLAN

Concept only; subject to change



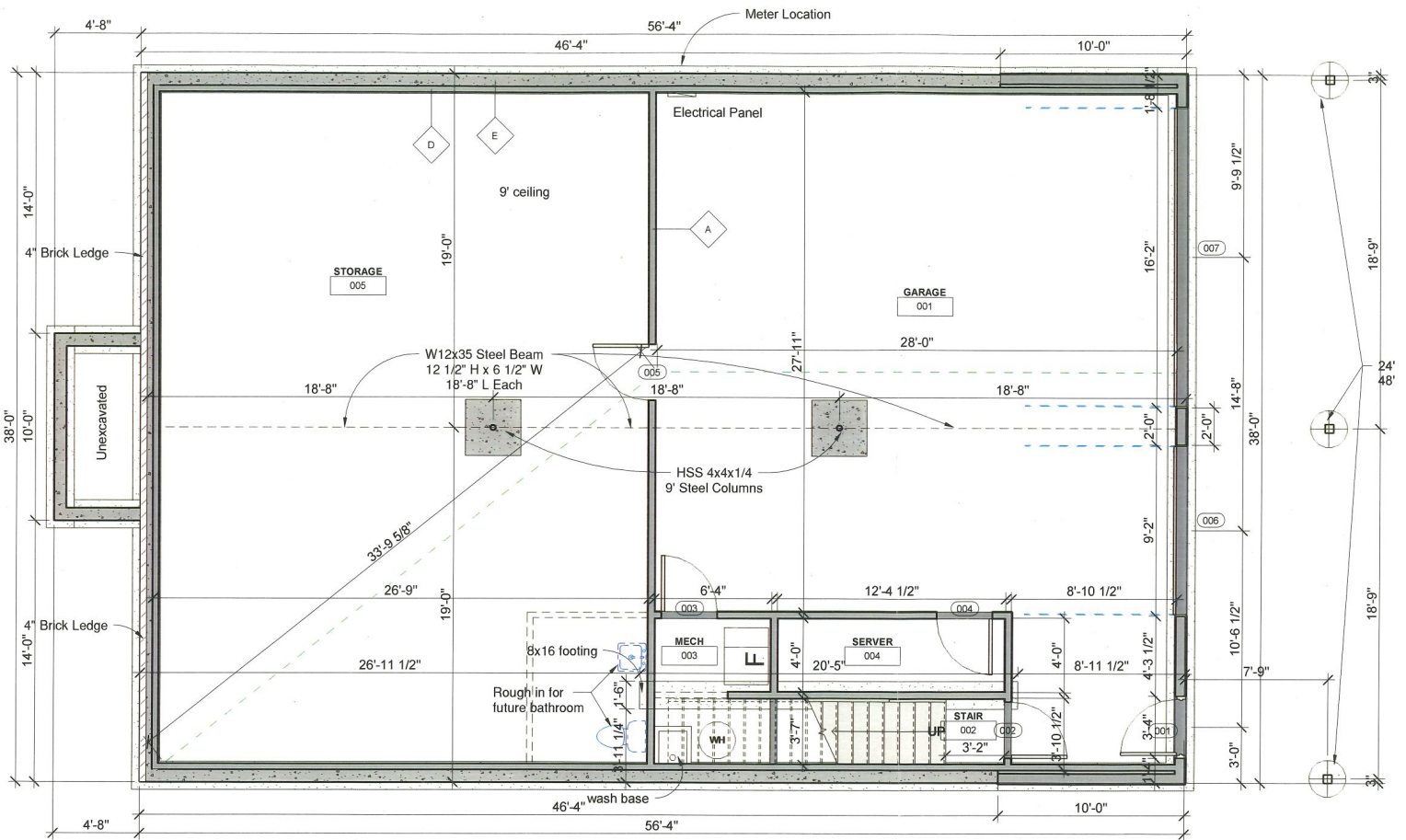
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LOWER LEVEL FLOOR PLAN

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INTERIOR



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EXTERIOR



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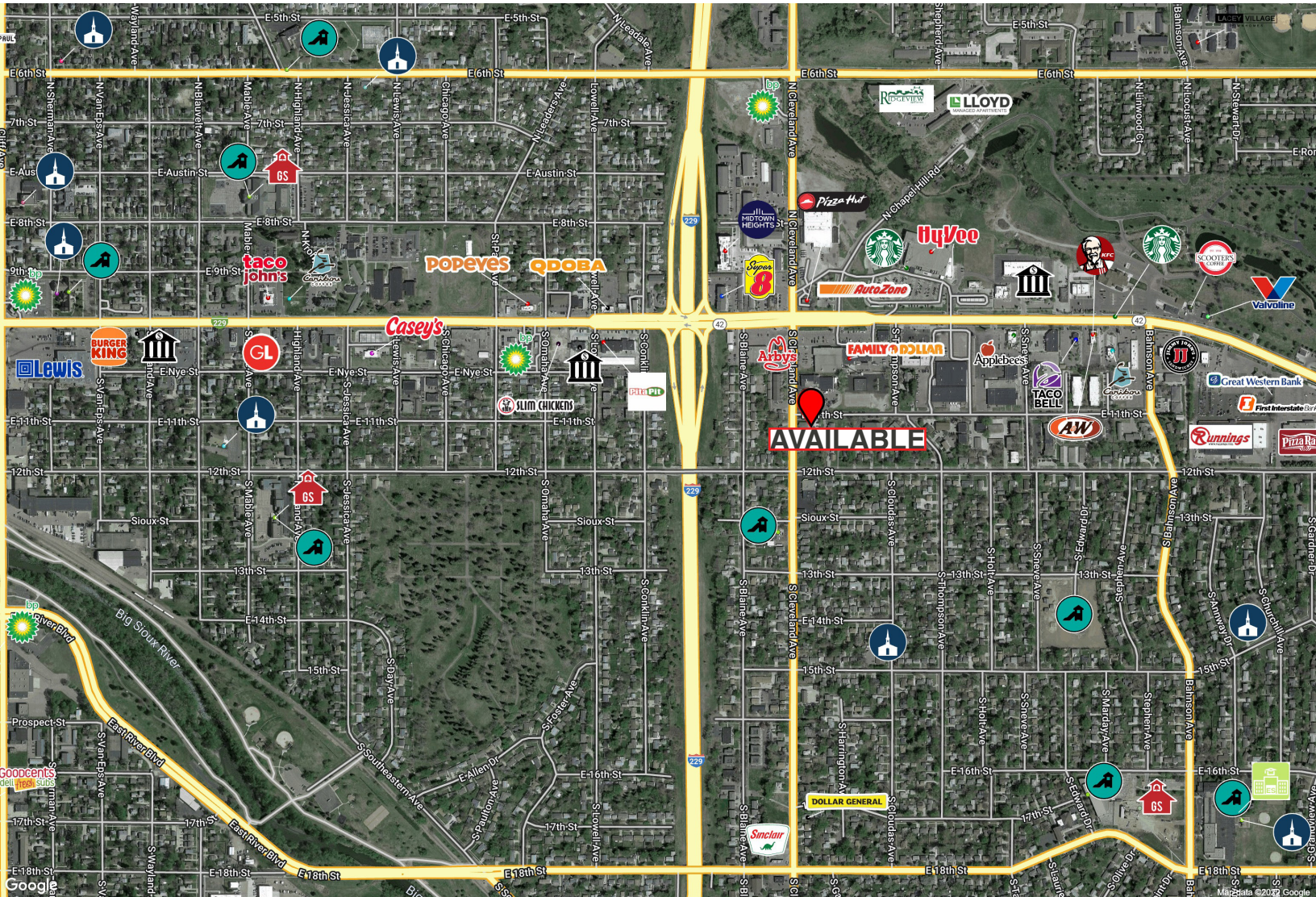
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AREA MAP

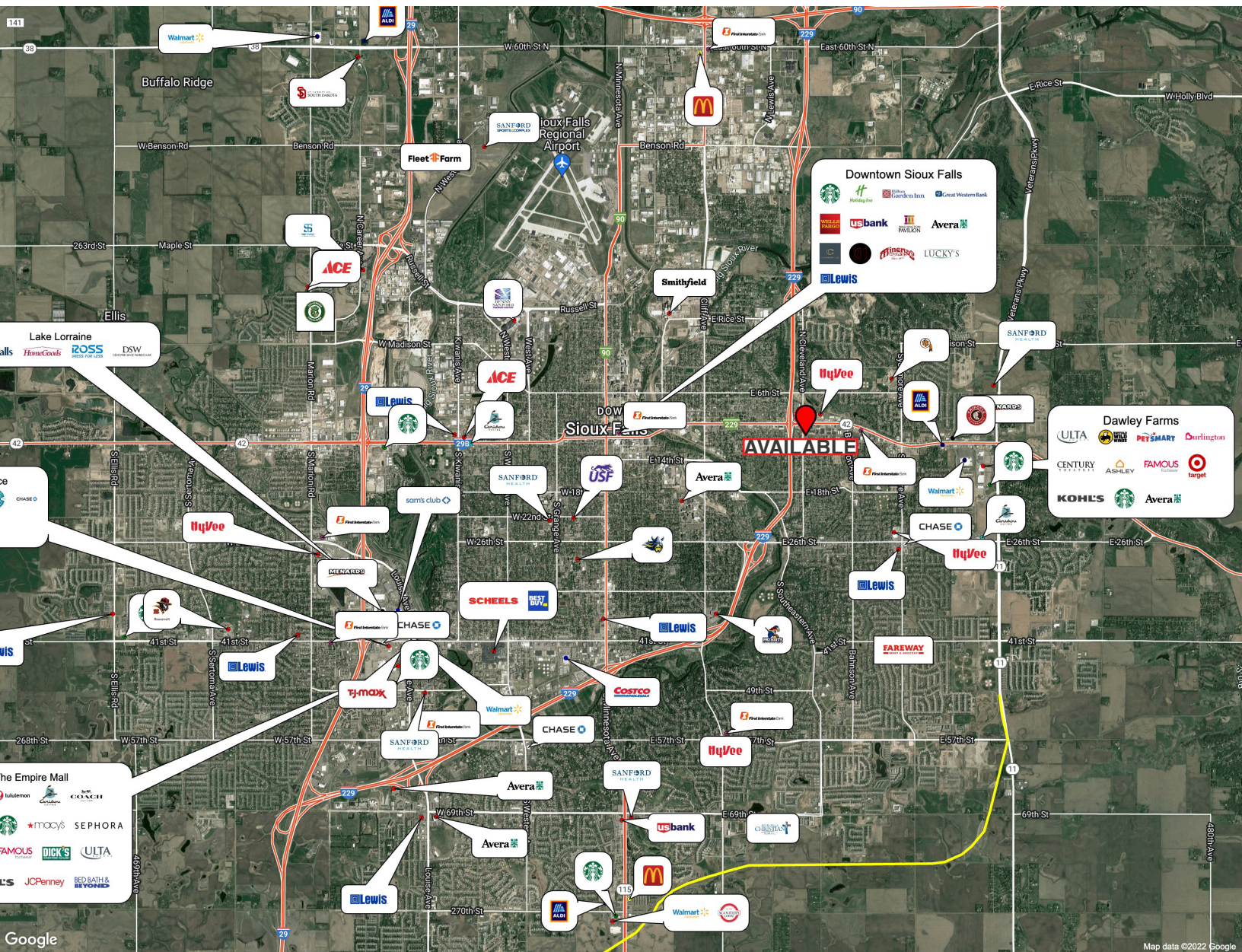


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SIOUX FALLS MAP



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