



26TH & CLIFF OFFICE BUILDING

1808 S CLIFF AVENUE | SIOUX FALLS, SD



OWNER/OCCUPANT OPPORTUNITY

Perfect for an owner-occupant, this office building built in 1975, is now available for sale at the highly visible, lighted intersection location of East 26th Street & Cliff Avenue in central Sioux Falls, SD. The building features a former bank layout across 3,426 SF +/- . The site provides ample surface parking with flexibility for future expansion or the addition of a garage to the south. The property offers nearby access to East 26th Street, which is a primary east-west corridor. It's just 0.5 mile from the 52-acre Avera Health Campus and within close proximity to multiple elementary and middle schools, as well as Lincoln High School. Nearby amenities include Circle K, Goodcents Sub Shop, Spoke-N-Sport, the Sioux Falls Bike Trail, McKennan Park, and a short drive to downtown amenities. South Cliff Avenue carries 9,400 VPD. This building is also available for lease.

QUICK FACTS

- **Address:**
1808 S. Cliff Avenue, Sioux Falls, SD 57105
- **Sale Price:**
\$725,000
- **Price / SF:**
\$211.62
- **Total Building Size (GBA/RSF):**
3,426 SF +/-
- **Real Estate Taxes:**
Contact Broker
- **Year Built:**
1975
- **Parking:**
24 surface spaces
- **Signage:**
Pylon
- **Availability:**
Now; delivered vacant
- **Zoning:**
C-2

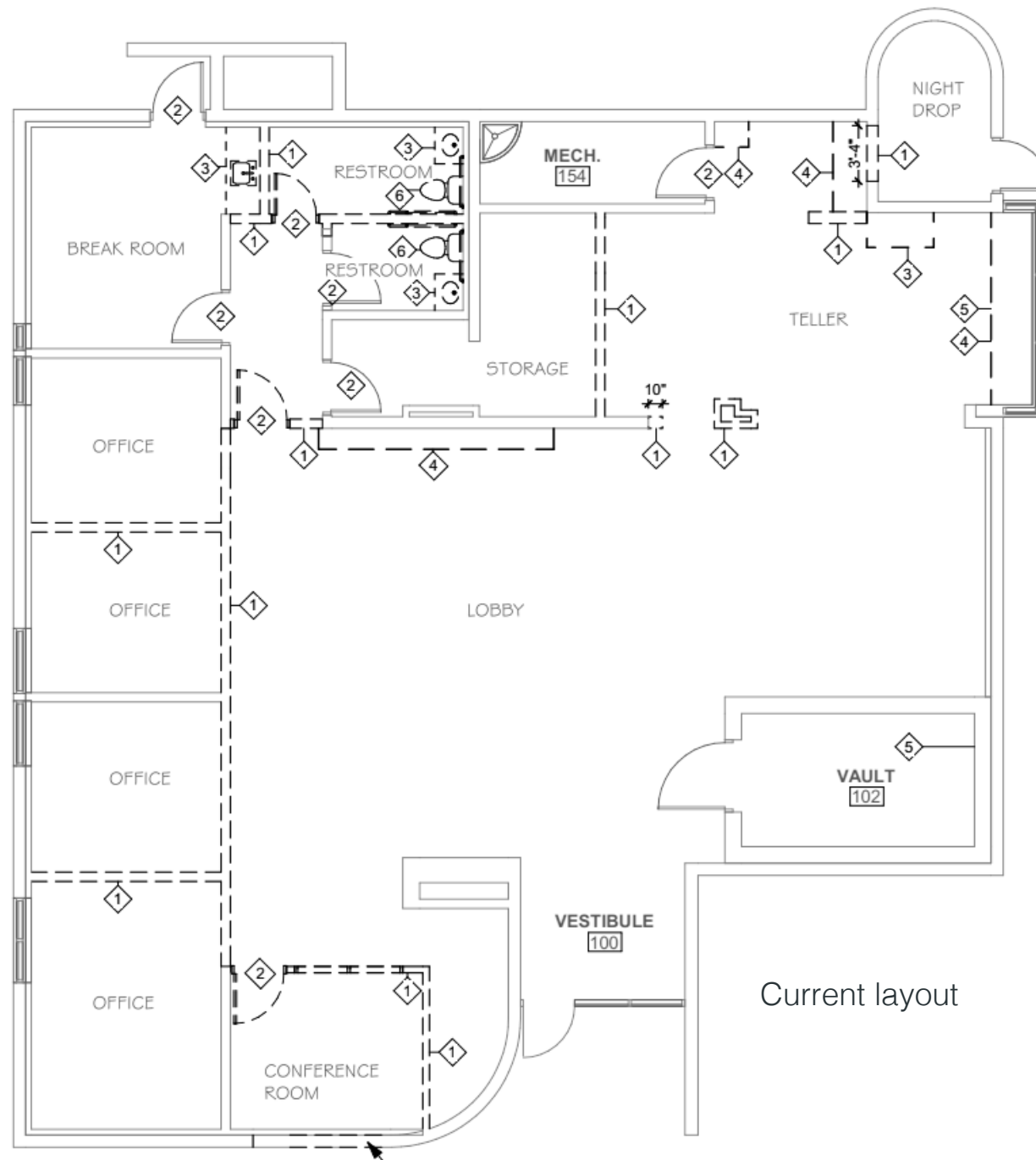
BUILDING NOTES

- Former bank floor plan offers a large open lobby, four private offices, conference room, break room, storage room, mechanical room, and former vault & night drop
- Drive-thru potential - contact Broker
- Rear entrance
- New landscaping by Weller Brothers in 2025
- Perfect for an executive office/mancave, law firm, wealth management office, dentist, medical spa, etc.
- Extra land allows for addition of a garage or additional office space to the south
- This property is also available for lease

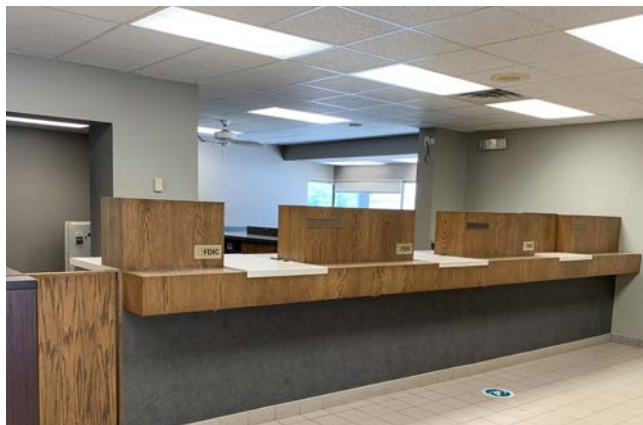
SUMMARY







MAIN LEVEL FLOOR PLAN

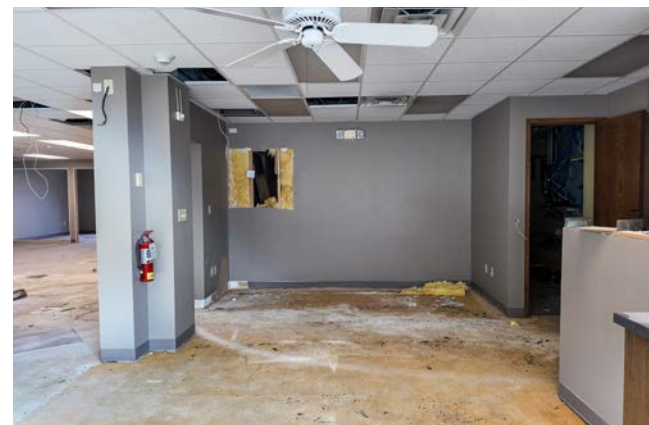


Photos shown are historical and do not represent the property's current condition. Current photos follow.



INTERIOR PHOTOS

OWNER/OCCUPANT OPPORTUNITY - OFFICE | 1808 S. CLIFF AVENUE | SIOUX FALLS, SD

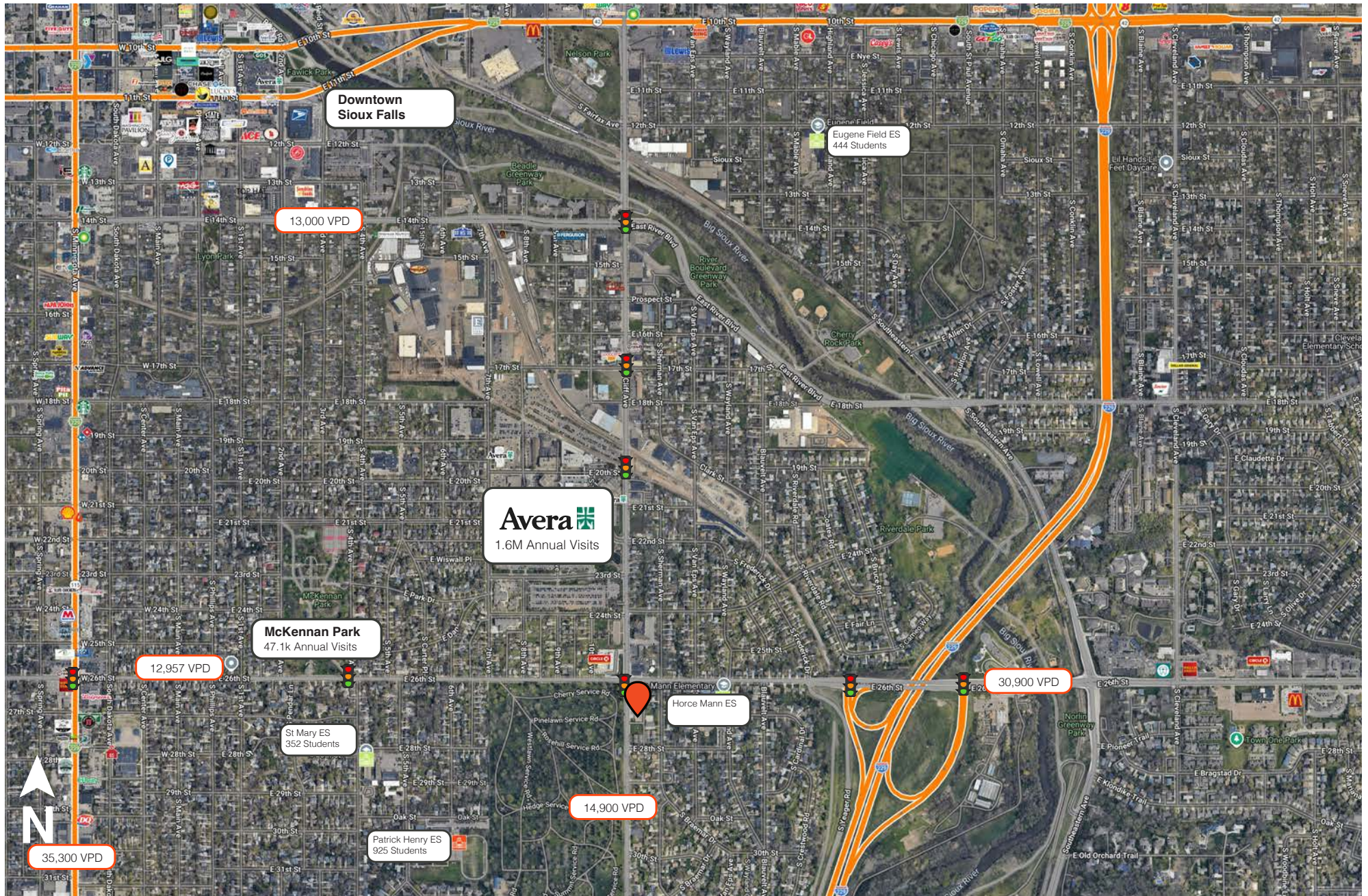


Photos shown reflect the property's current condition.



INTERIOR PHOTOS

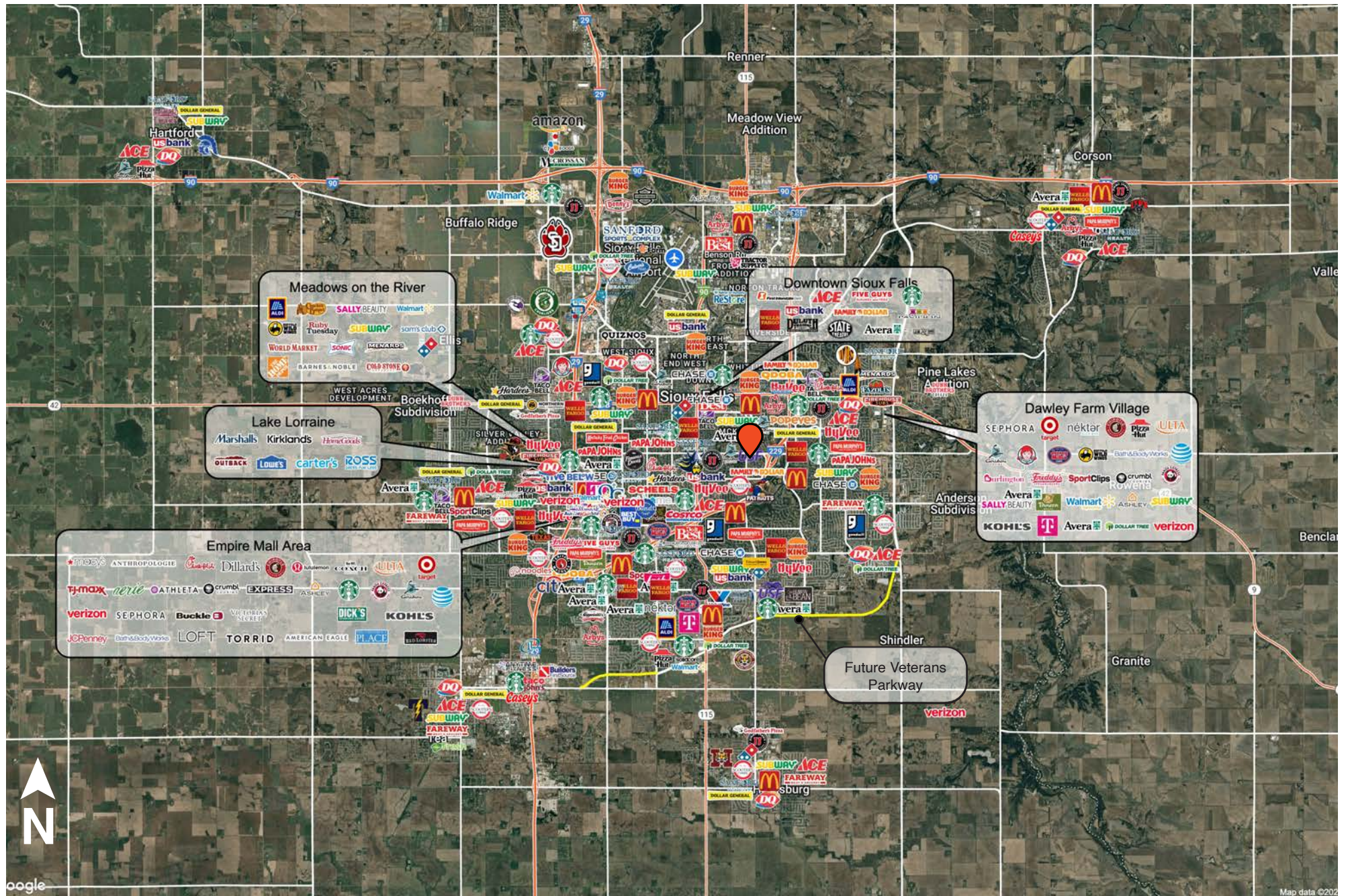
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AREA MAP



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CITY MAP



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SIOUX FALLS DEMOGRAPHICS

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

| POPULATION PROJECTION | | |
|-----------------------|-------------|---------|
| Year | Sioux Falls | MSA |
| 2025 | 219,588* | 314,596 |
| 2030 | 235,786 | 341,319 |

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Smithfield
3,239

Avera
8,200

HuVee
EMPLOYEE OWNED
2,390



3,627

amazon
1,600

DEMOGRAPHICS



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CONTACT INFO



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