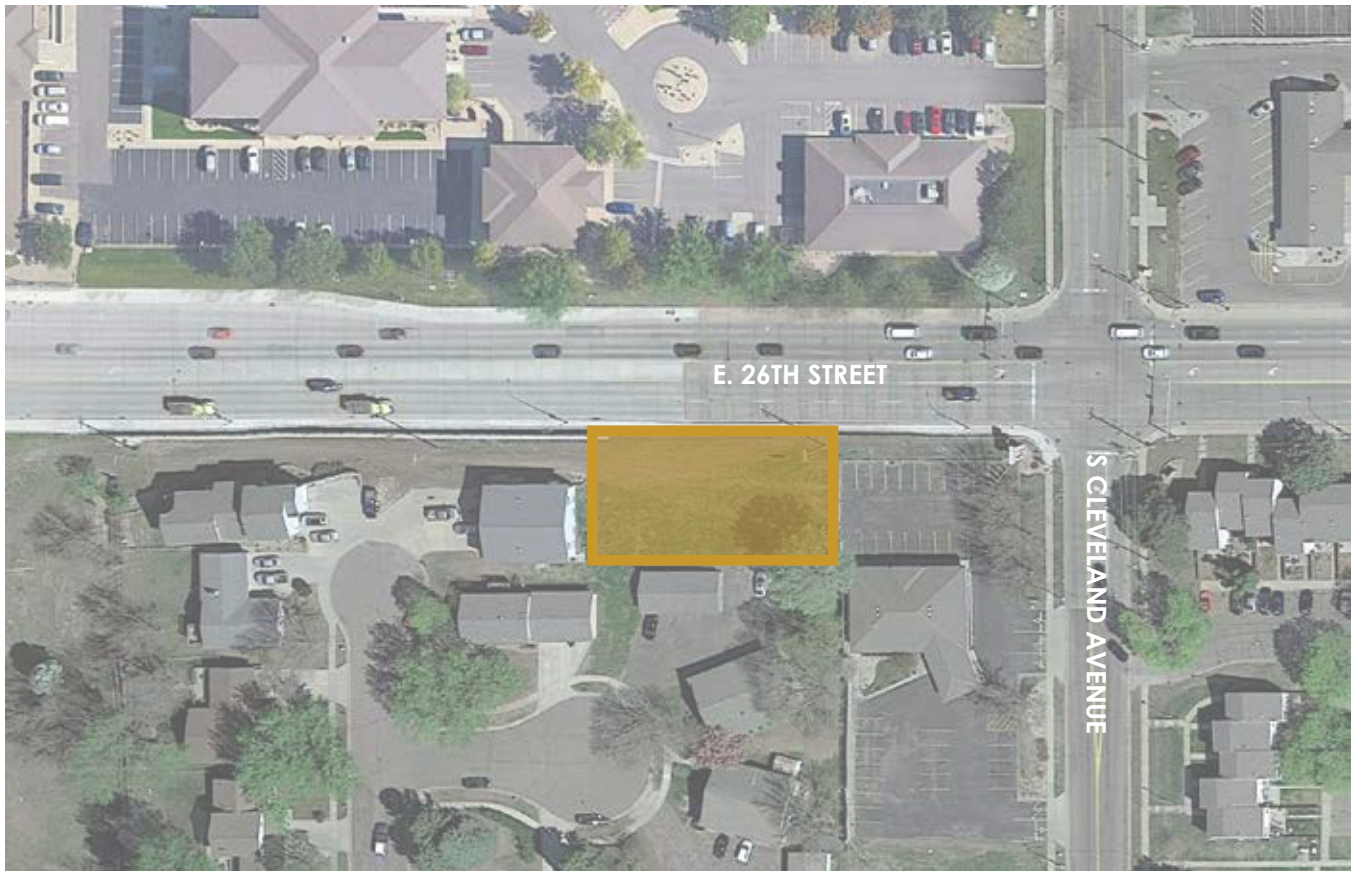


**26TH ST & CLEVELAND AVE**  
SIOUX FALLS, SD

**AVAILABLE - BUILD TO SUIT**  
*Commercial Land*



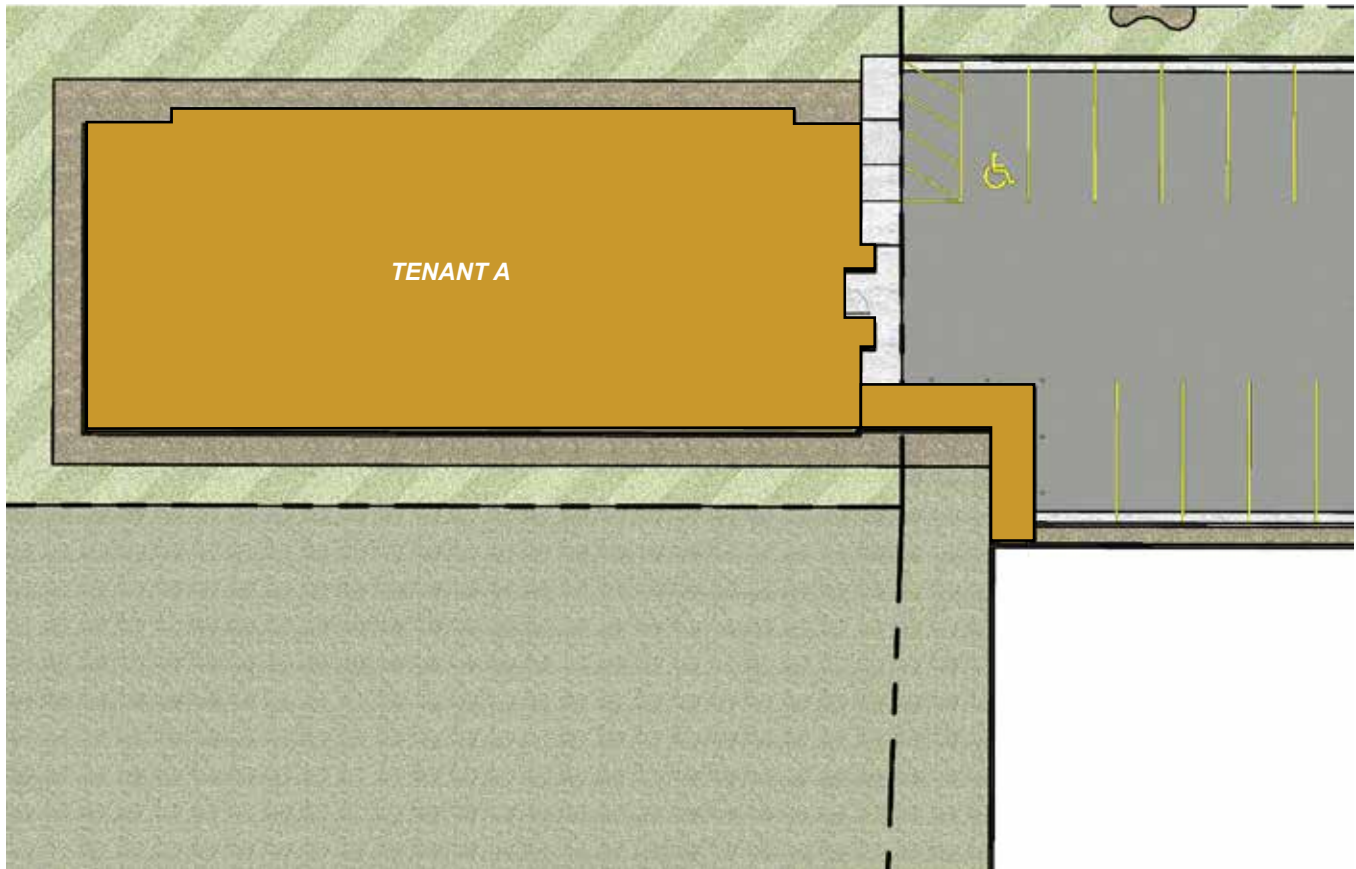
### PROPERTY DESCRIPTION

**Zoning:** BCF-1 Form

- Located on a very busy corner of E. 26th Street and S. Cleveland Avenue.
- Ideal for a medical office and pre-evaluation from the city for up to 4,460 square feet of office.
- Area neighbors include banks, Hyvee Foods, Veterinarian clinic, schools and Lewis Drug.
- Close to I-229 Exit.
- Finish construction in 9 months.
- A member of the ownership group is a licensed real estate broker with the State of South Dakota.

**Contact Broker**  
**Vick Patel**  
Office: 605.610.6866  
Cell: 605.376.3183

**26TH ST & CLEVELAND AVE**  
SIOUX FALLS, SD



**CONCEPTUAL SITE PLAN**

**BUILDING DESCRIPTION**

**Building Square Footage:** 4,460 SF (MAX.)

**Available Suites:** 1 Total

**Parking Shown:** Existing Provided

**SUITE A - 4,460 SF (AVAILABLE)**

**LEASE RATE:** \$16.50 PSF NNN

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