



TALL TINES
TROPHY PROPERTIES

CLIFF AVENUE STORAGE & SHOP \$850,000



PROPERTY FEATURES

- ◆ Commercial Property
- ◆ Heated Shop - 40'X60'
- ◆ Cold Storage Shop - 46'X96'
- ◆ Expansion Opportunities
- ◆ Outside Parking Revenue
- ◆ Great Access off of Cliff Ave
- ◆ Excellent Advertising Opportunity

COMMERCIAL PROPERTY FOR SALE – PRIME LOCATION IN HARRISBURG, SD

611 North Cliff Ave, Harrisburg, SD 57032

Located just off the busiest street in Harrisburg—Cliff Avenue—this 2.86-acre commercial property offers high visibility and excellent access for any business. Take advantage of the traffic and exposure from Cliff Ave to maximize advertising reach and public awareness for your business.

Property Features:

- Heated Shop (40' x 60')
Spray foam insulated for energy efficiency and comfort—ideal for working on or storing equipment during South Dakota winters.
- Cold Storage Shop (46' x 96')
Includes a large access door and a walk-through door. This versatile space can be modified to fit your business needs, with the option to add heating.
- Outdoor Parking & Room to Expand
Ample parking available for equipment, vehicles, or tenants, with plenty of space for future development to grow your operations and revenue stream.

Location, Location, Location!

Strategically positioned just north of Cliff Avenue, this property benefits from exceptional visibility and constant traffic flow, making it an ideal spot for branding, signage, or retail operations.

Contact Jamie Nielson at 605-214-2273 for more information or to schedule a private showing.

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