



## 21 8th Avenue SW

Watertown, SD 57201

### PROPERTY HIGHLIGHTS

- Well-located industrial property
- Two dock doors (9'x9.5') and one drive-in door (9'x9.5')
- 1,200 SF of office & showroom space
- Side wall height: 12'
- Some office furniture and displays included
- Existing warehouse racking can be purchased but not included in the asking price
- Property is in 100-year flood plain
- Year Built: 1977
- Zoning: C-3

### LOCATION DESCRIPTION

Located in southern Watertown, just north of Highway 212

Area neighbors include Peddlers Market, MAC'S Hardware, Peterson Motors

Sale Price	<b>\$475,000</b>
Real Estate Taxes	<b>\$5,816</b>
Building Size	<b>6,888 SF</b>
Lot Size	<b>0.38 AC (16,500 SF)</b>



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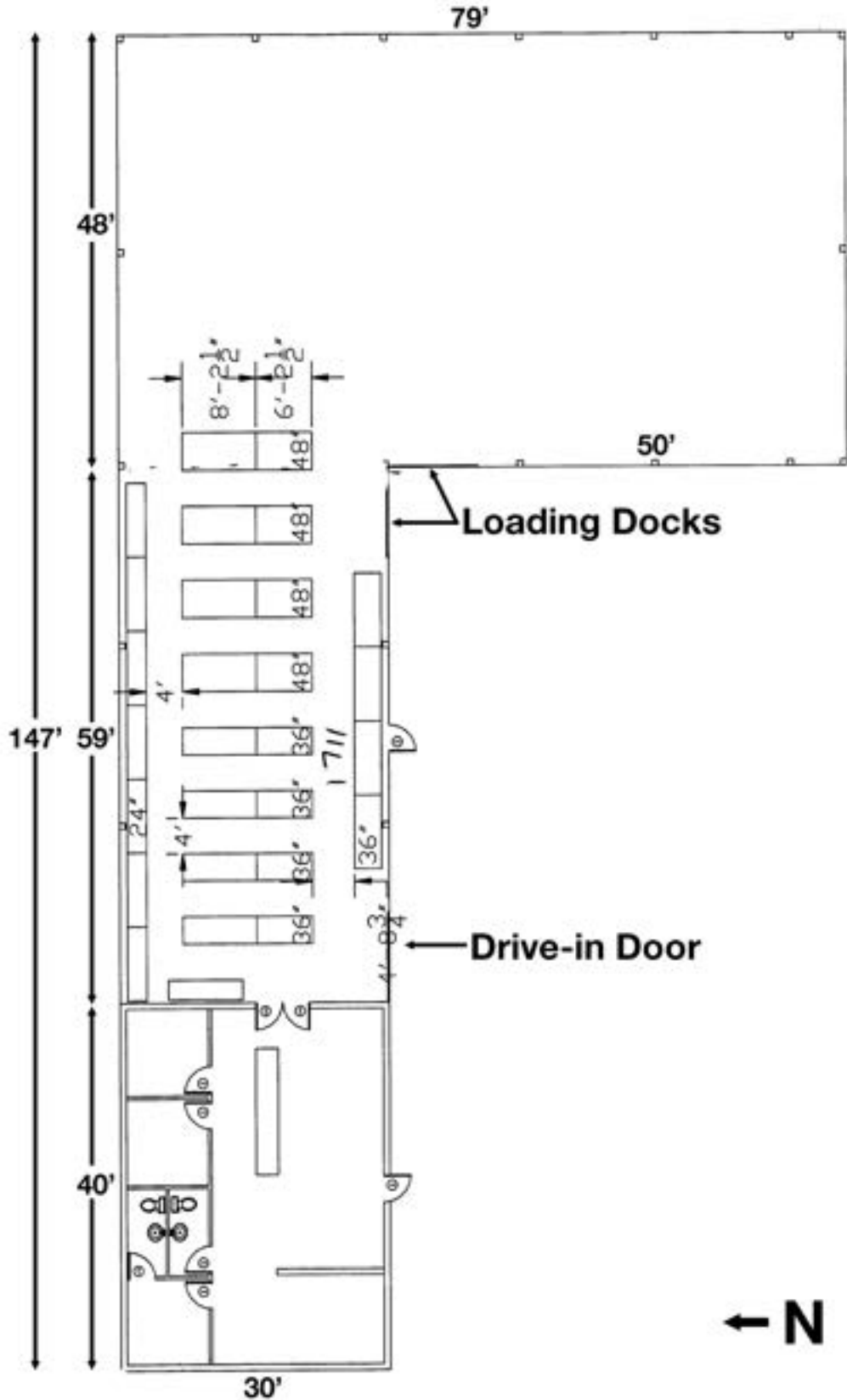
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# FLOOR PLAN

21 8TH AVENUE SW  
Watertown, SD 57201

FOR SALE

Industrial Property



# PARCEL

21 8TH AVENUE SW  
Watertown, SD 57201

# FOR SALE

Industrial Property



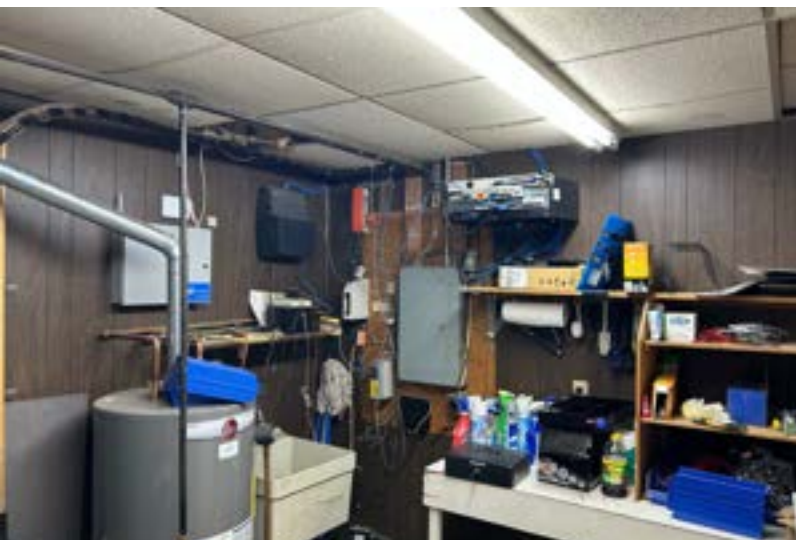
# PHOTOS

21 8TH AVENUE SW

21 8th Avenue Southwest, Watertown, SD 57201

# FOR SALE

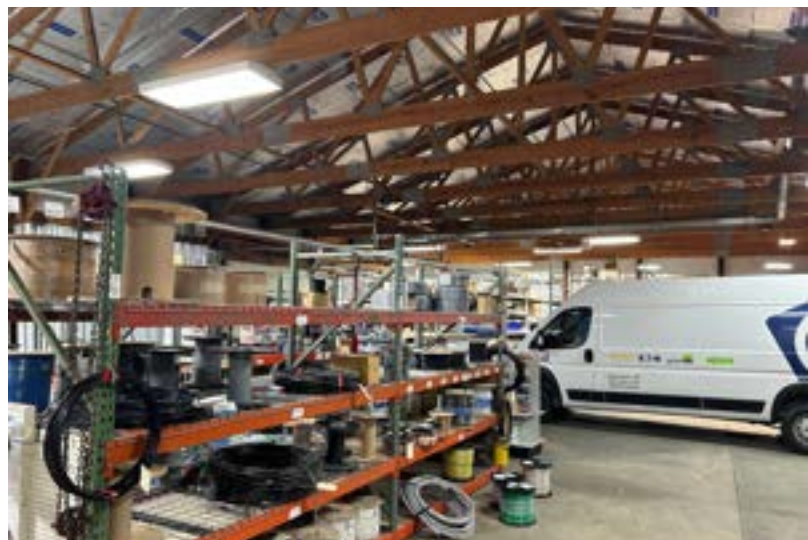
Industrial Property



# PHOTOS

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FOR SALE  
Industrial Property



# AERIAL

21 8TH AVENUE SW  
Watertown, SD 57201

# FOR SALE

Industrial Property



Google

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