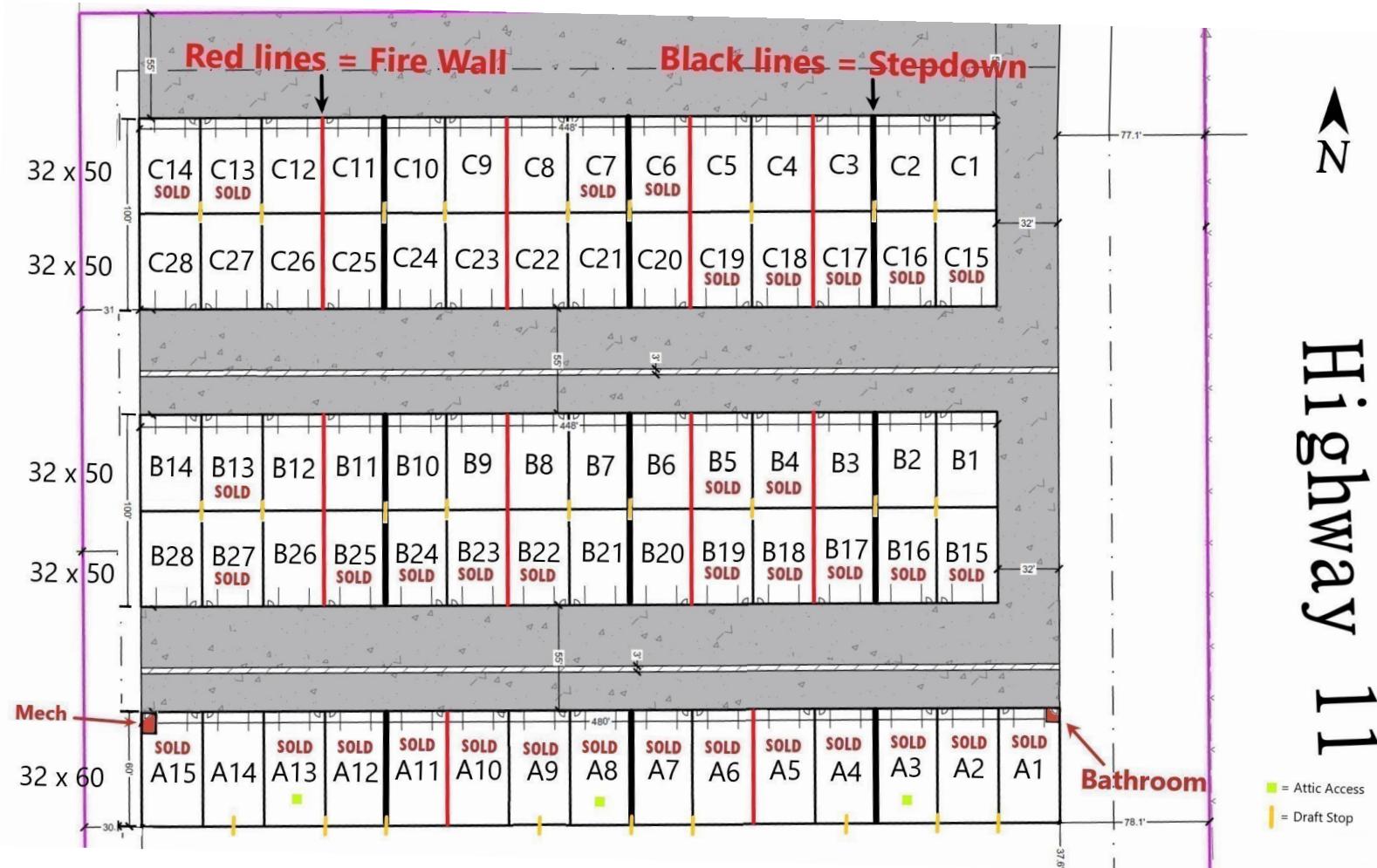
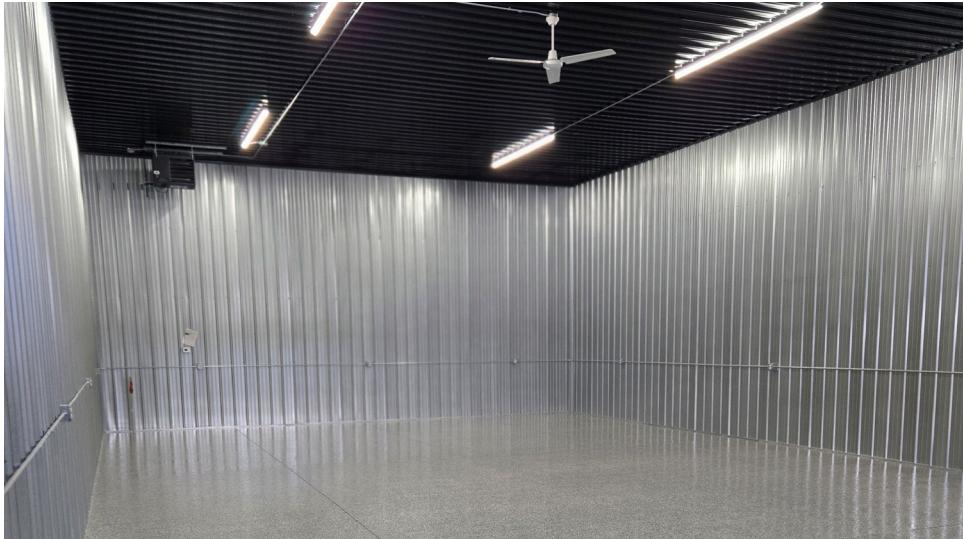


For More Information:
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brianak@naisiouxfalls.com
SD #21434



1,600 SF | STORAGE CONDOS | \$169,000



Property Features

- Suite Size: 32 x 50 SF
- Year Built: 2024-2025
- 16 ft wide by 14 ft high insulated garage doors with windows
- LED Lighting
- Electric Outlets throughout space
- Water Hydrant and Floor Drain
- Common Restroom
- Can add epoxy floors
- 80,000 BTU heater on thermostat
- 50 AMP plug for camper/RV
- 100 amp electrical panel
- Property taxes \$2,100/year
- Premises has security cameras and fencing will be completed in May 2025
- COA Fee - \$100
- Can add 1,600 SF for a total of 3,200 SF
- Exterior walls are all spray foam



3,200 SF | STORAGE CONDOS | \$337,000

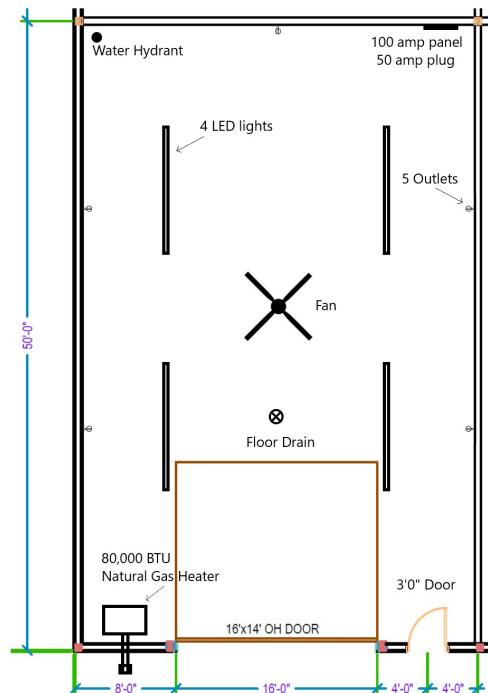


Property Features

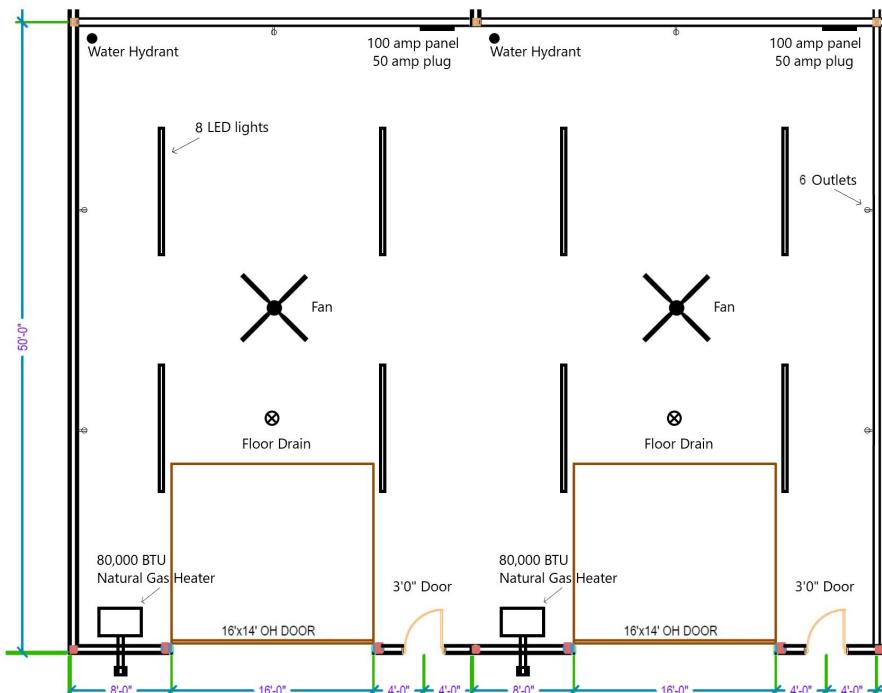
- Suite Size: 64 x 50 SF
- Year Built: 2024-2025
- 16 ft wide by 14 ft high insulated garage doors with windows
- LED Lighting
- Electric Outlets throughout space
- Water Hydrant and Floor Drain
- Common Restroom
- Can add epoxy floors
- 80,000 BTU heater on thermostat
- 50 AMP plug for camper/RV
- 100 amp electrical panel
- Property taxes \$4,200/year
- Premises has security cameras and fencing will be completed in May 2025
- COA Fee - \$200
- Can subdivide into 1,600 SF
- Exterior walls are all spray foam



FLOOR PLANS

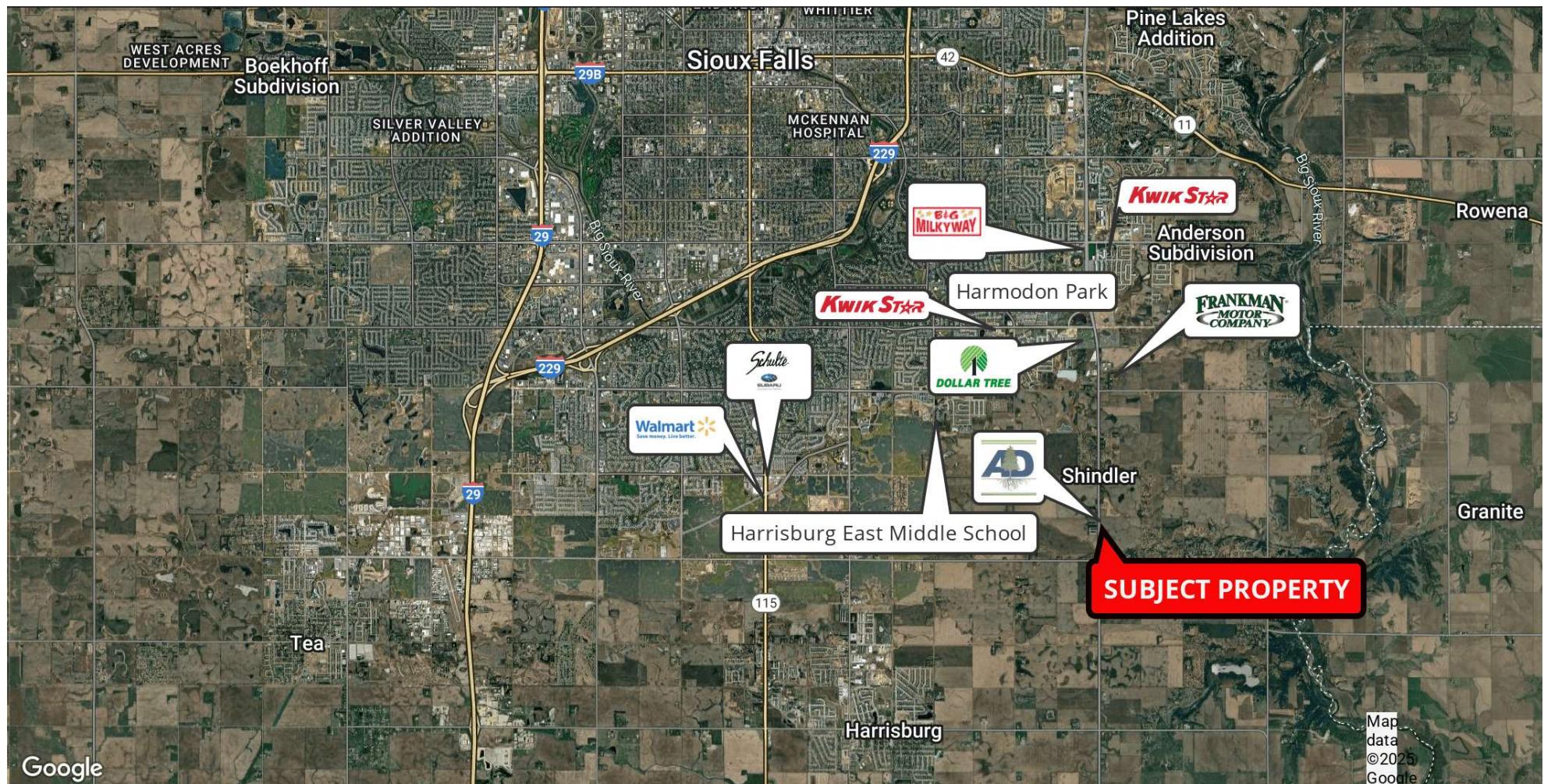


Suite Size: 1,600 SF
Specs: 32 x 50 SF



Suite Size: 3,200 SF
Specs: 64 x 50 SF

AERIAL



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