



Former ABRA Auto-Body Shop

4001 West 34th Sioux Falls, SD, 57105



Former ABRA body shop for lease. Located in a large retail corner with Menards, Walmart, Sams Club, Hom Furniture and many more retailers, restaurants and hotels within the area.

Office includes reception area, two offices, open area and bathroom. Shop has an additional bathroom.

10-10 X 12 garage doors. 38 Parking spaces.

See agents for a list of trade fixtures subject to negotiation (ABRA owned equipment)

Available May 1, 2018 or slightly earlier

Property has excellent parking with 38 parking stalls and a fenced in storage area. Storage area can be additional parking if needed.

FOR LEASE

Price

\$9,900 / Month
Addl. Pricing: NNN

Details

- Type:** Retail, Office, Warehouse, Industrial
- Space Available:** 8,765
- Lot / Land Area:** 1.15 Acres
- Available:** May 1, 2018
- Zoning:** C-2
- Taxes:** \$16,043.19
- Utilities:** Tenant
- Year Built:** 1996
- Stories:** 1
- Baths:** 2
- No. Units:** 1
- Parking:** On Site
- Parking Capacity:** 21-50
- Construction:** Masonry
- Floors:** Carpet, Concrete
- Roof:** Tar and Gravel
- Heat:** Central, Space Heater
- Heat Source:** Natural Gas
- Air Conditioning:** Central, Office Only
- Loading:** Drive-In
- Services:** Sanitation Sewer, Natural Gas, Curb/Gutter, City Water
- Showing Instructions:** Call Broker
- Possession:** Subject to Tenant
- Access:** Interstate Highway, City Street
- Road Surface:** Asphalt, Asphalt
- Disclosure:** Information Deemed...

Information deemed Reliable but not Guaranteed



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Additional Photos



Information deemed reliable but not guaranteed