

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