

Former Abra Body Shop Building For Sale

4001 West 34th Sioux Falls, SD, 57105



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

Great redevelopment opportunity.

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)

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

FOR SALE

Price

\$1,345,000
Addl. Pricing:

Details

Type: Retail, Warehouse, Investment
Space Available: 8,765
Lot / Land Area: 1.15
Available: Immediately
Zoning: C-2
Taxes: 16,043.19
Year Built: 1996
Stories: 1
Baths: 3+
Parking: On Site
Parking Capacity: 51+
Construction: Frame
Floors: Carpet, Concrete
Roof: Tar and Gravel
Heat: Central
Heat Source: Natural Gas
Air Conditioning: Central
Loading: Drive-In
Services: Sanitation Sewer, Natural Gas, Curb/Gutter, Bus, City Water
Safety Features: Sprinkler, Fire Alarm, Security Lighting
Showing Instructions: Call Broker
Possession: Immediate
Access: Interstate One Mile, City Street
Road Surface: Asphalt
Disclosure: Information Deemed...

Information deemed Reliable but not Guaranteed



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Additional Photos



Information deemed reliable but not guaranteed