



# 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

\$1,290,000  
**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, Asphalt
- Disclosure:** Information Deemed...

Information deemed Reliable but not Guaranteed



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# Additional Photos



Information deemed reliable but not guaranteed