



# Harrisburg Man Cave + Light Industrial Rental

113 Railroad Avenue Harrisburg, SD, 57032



Two buildings---109 & 113 railroad Avenue---occupy one and lease the other!

Building 109: 2,210 square feet, furnace, bathroom, 3 OH Doors (drive thru capable), 10' ceiling height, floor drain. Clean. Easy access.

Building 113: Ideal for body shop or car repair, has paint booth, bathroom and office. Includes hoist, air compressor & cherry picker. Well insulated. Ceiling heights of 9-11'. 3 OH doors.

## FOR SALE

### Price

\$369,900

**Addl. Pricing:**

### Details

**Type:** Industrial

**Space Available:** 4,820 SF

**Available:** Immediately

**Zoning:** Light Industrial

**Taxes:** 1,894

**Stories:** 1

**Baths:** 2

**Parking:** On Site, Off Site, Paved

**Parking Capacity:** 11-20

**Construction:** Frame

**Floors:** Concrete

**Roof:** Metal

**Heat:** Space Heater

**Heat Source:** Natural Gas

**Air Conditioning:** Office Only

**Loading:** Drive-In

**Services:** Sanitation Sewer, Natural Gas

**Safety Features:** None

**Terms:** Cash

**Showing Instructions:** Call Broker

**Possession:** Immediate

**Access:** City Street

**Road Surface:** Concrete, Concrete

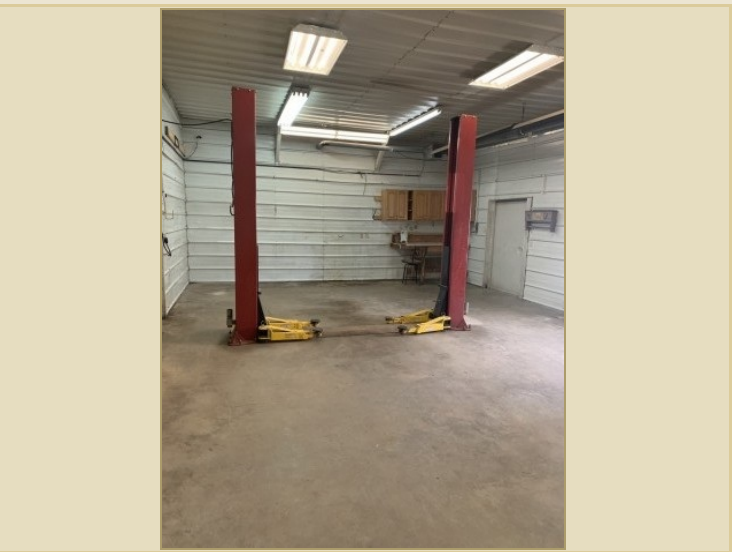


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Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed