



## Hartford Mall Investment for Sale

110 W. Highway 38 Hartford, SD, 57033



Investment Mall for Sale in Hartford, South Dakota.

Mall includes 9 suites totaling 16,902+/- square feet. Great tenant mix which includes sports bar, hair salon, physical therapy, laundry mat, NAPA Auto Store and more.

Located in a high traffic retail area adjacent to the Sunshine grocery store. Abundant parking available. Free standing monument sign included.

Additional land to the North could accommodate additional building or storage units.

Suite D, E, G are Available.

See broker for rents and expenses

## FOR SALE

### Price

\$899,000

**Addl. Pricing:**

### Details

**Type:** Retail, Office, Investment

**Available:** Immediately

**Zoning:** Commercial

**Year Built:** 1995

**Stories:** 1

**Baths:** 3+

**No. Units:** 9

**Construction:** Frame

**Roof:** Composition

**Heat:** Unit Heater

**Heat Source:** Natural Gas

**Air Conditioning :** Central

**Showing Instructions:** Call Broker

**Possession:** Negotiable

**Access:** City Street

Very high traffic and high visibility located adjacent to the Sunshine grocery store.

Great tenant mix which includes sports bar, hair salon, physical therapy, laundry mat, NAPA Auto Store and more.

Ample parking

Free standing monument sign

Additional land to the north.



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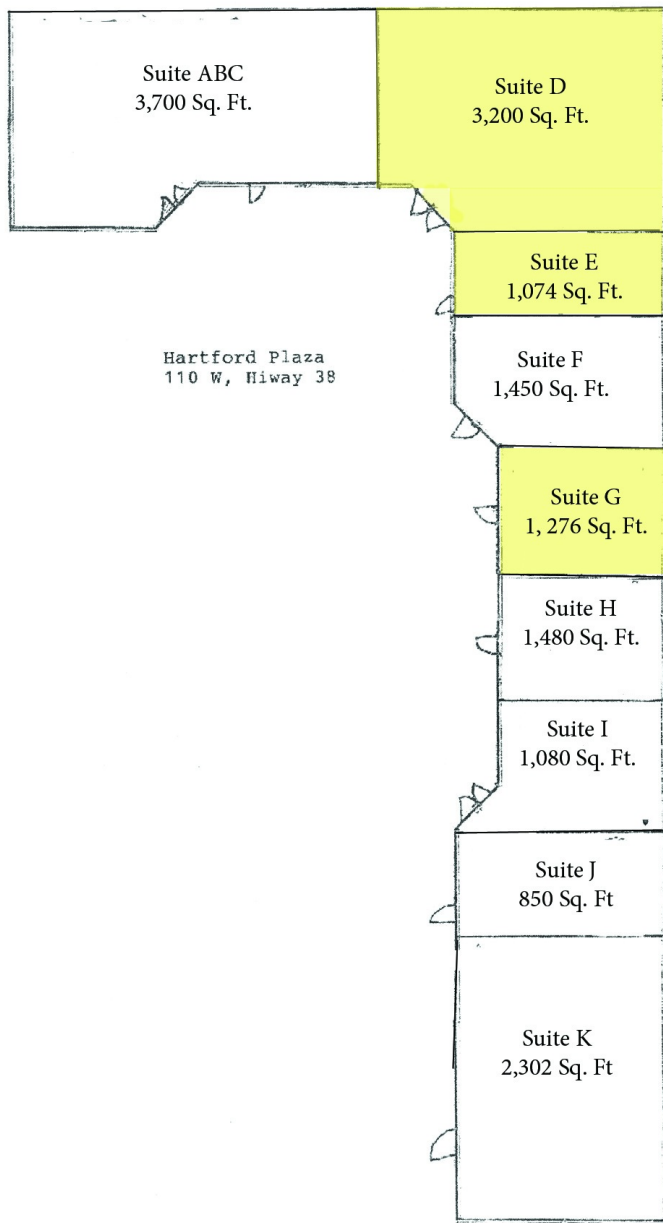
Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed

# Floor Plan



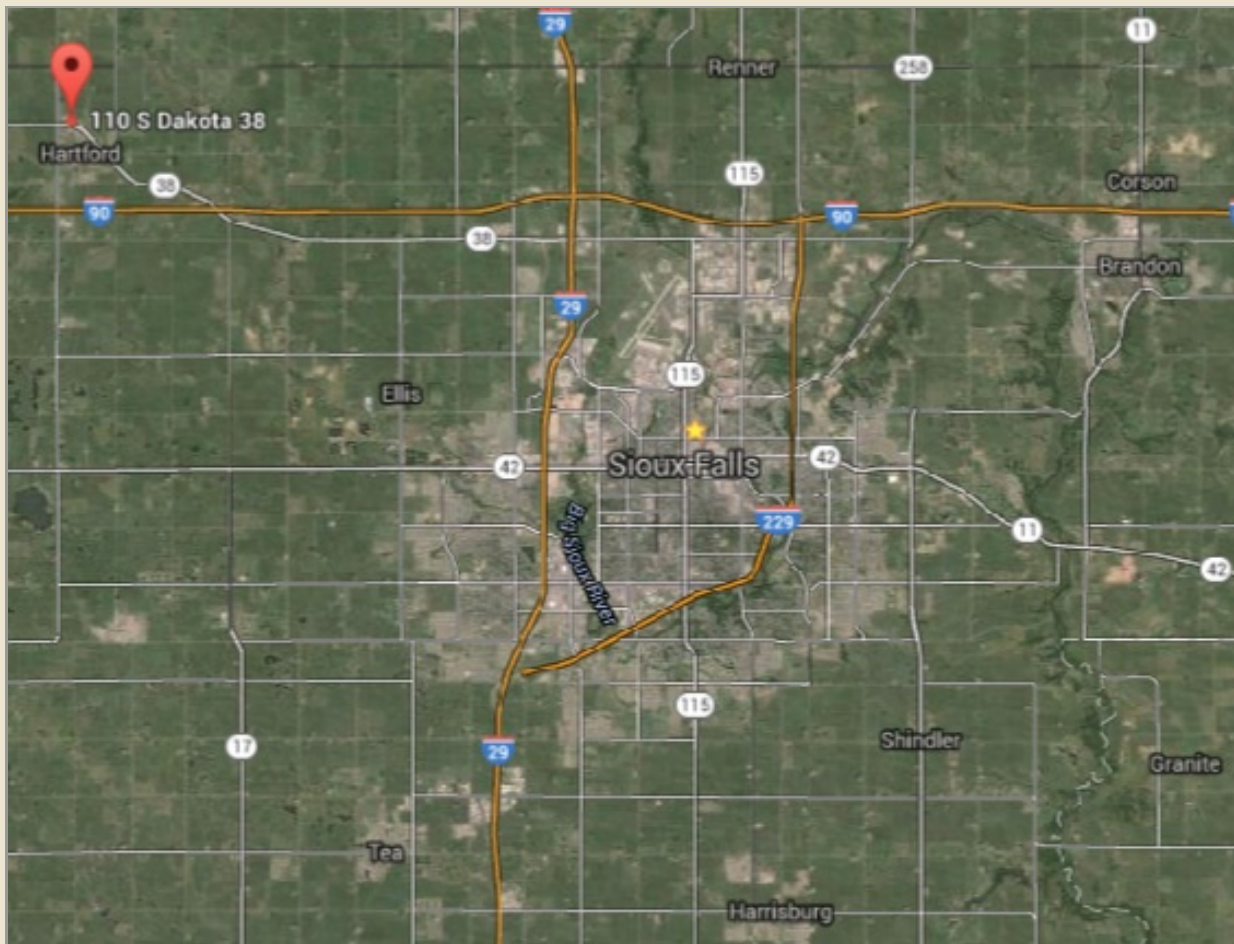
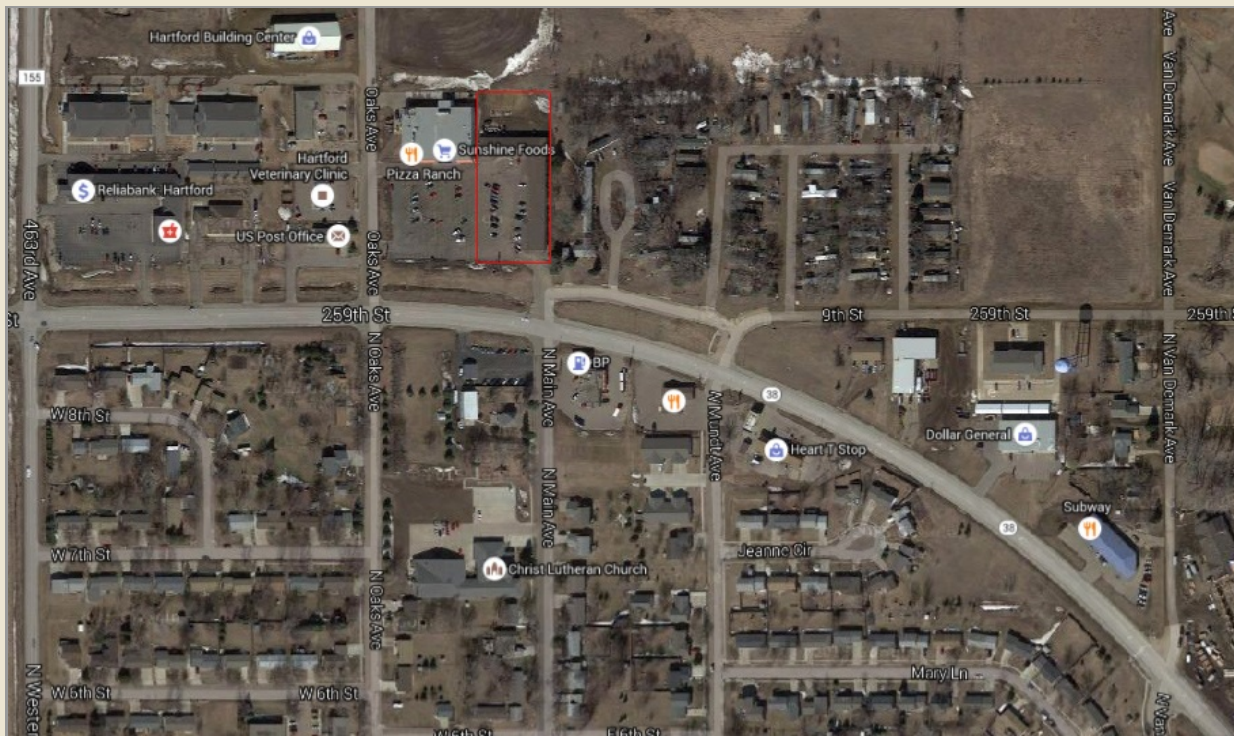
Available

Suite D & E  
can be leased separate  
or together

Information deemed reliable but not guaranteed



# Location



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