



# Valley Springs Storage Facility

135 Olson Street Valley Springs, SD, 57068



50 unit storage facility for sale in Valley Springs, SD plus large shop space on one acre

- Building One: 18 units, 10' x 22'. Metal roof and siding.
- Building Two: 12 units 10' x 24', 2 double long units 12' x 48', shop space 90' x 48'. Metal roof and cement board siding.
- Building Three: 18 units, 10' x 22'. Metal roof and siding.

All buildings are wood frame on concrete slab. Gravel yard. Security lighting. The shop space and double long units have 110 power. Roll up garage doors.

90' x 48' (4,320 sq ft) shop space is currently occupied by Seller. Seller is willing to vacate or sign a lease on space.

Directions: From Sioux Falls take I-90 East to Exit 410 (486th Avenue) South to Aspen Blvd, East to Olson Street.

## FOR SALE

### Price

\$359,000  
**Addl. Pricing:**

### Details

**Type:** Other, Retail, Business Oppurtunity, Warehouse, Industrial, Investment

**Available:** Immediate

**Taxes:** 4300

**Utilities:** Electric

**Stories:** 1

**Parking:** On Site

**Construction:** Frame

**Floors:** Concrete

**Roof:** Metal  
**Heat:** None

**Safety Features:** Security Lighting

**Terms:** Cash

**Possession:** At Closing

**Amenities:** Inside Storage

50 Units

Additional 90'x48' (4,320 sq ft) shop space

Metal roofs, 2 bldgs with metal siding, 1 with cement board

Gravel Yard



**Kirby Proehl**  
3408 S Sycamore Ave.  
Sioux Falls, SD 57110  
Cell: 605-366-8030  
Fax: 605-371-1560  
kirby@harr-lemme.com



**Paul Gourley**  
3408 S Sycamore Ave.  
Sioux Falls, SD 57110  
Cell: 605-359-1968 Cell/Text  
Fax: 605-371-1560  
phgourley@gmail.com

Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed



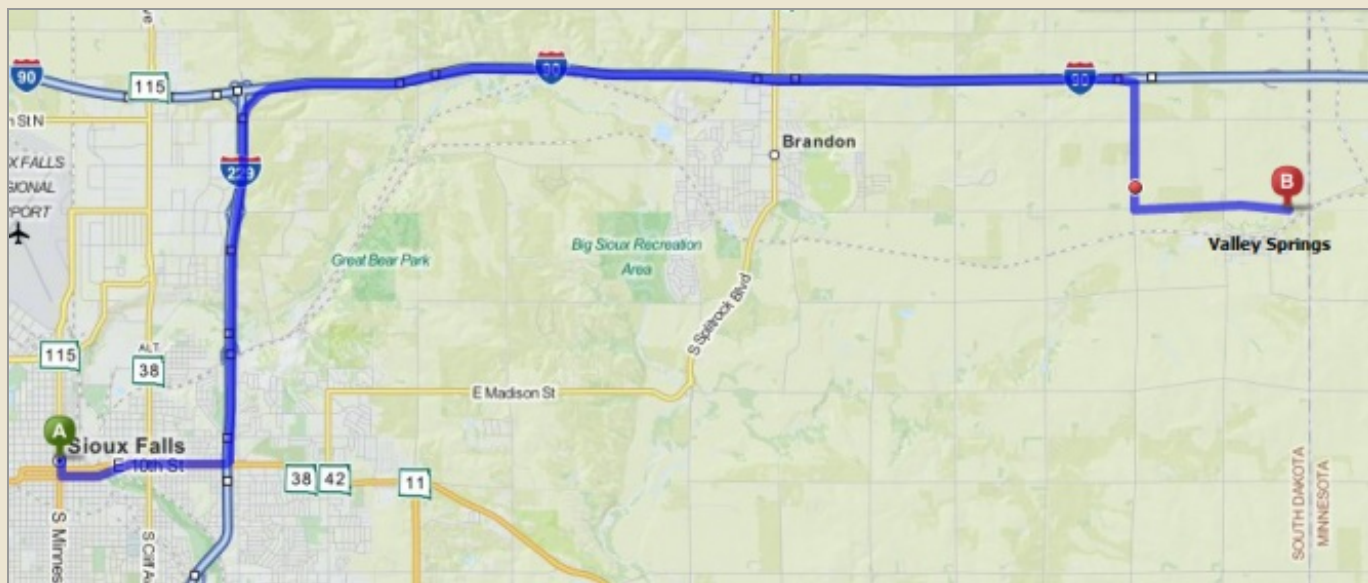
3408 S. Sycamore Avenue | Sioux Falls, SD, 57110 | 605-371-0332  
[www.harr-lemmecommercial.com](http://www.harr-lemmecommercial.com)



# Location Maps

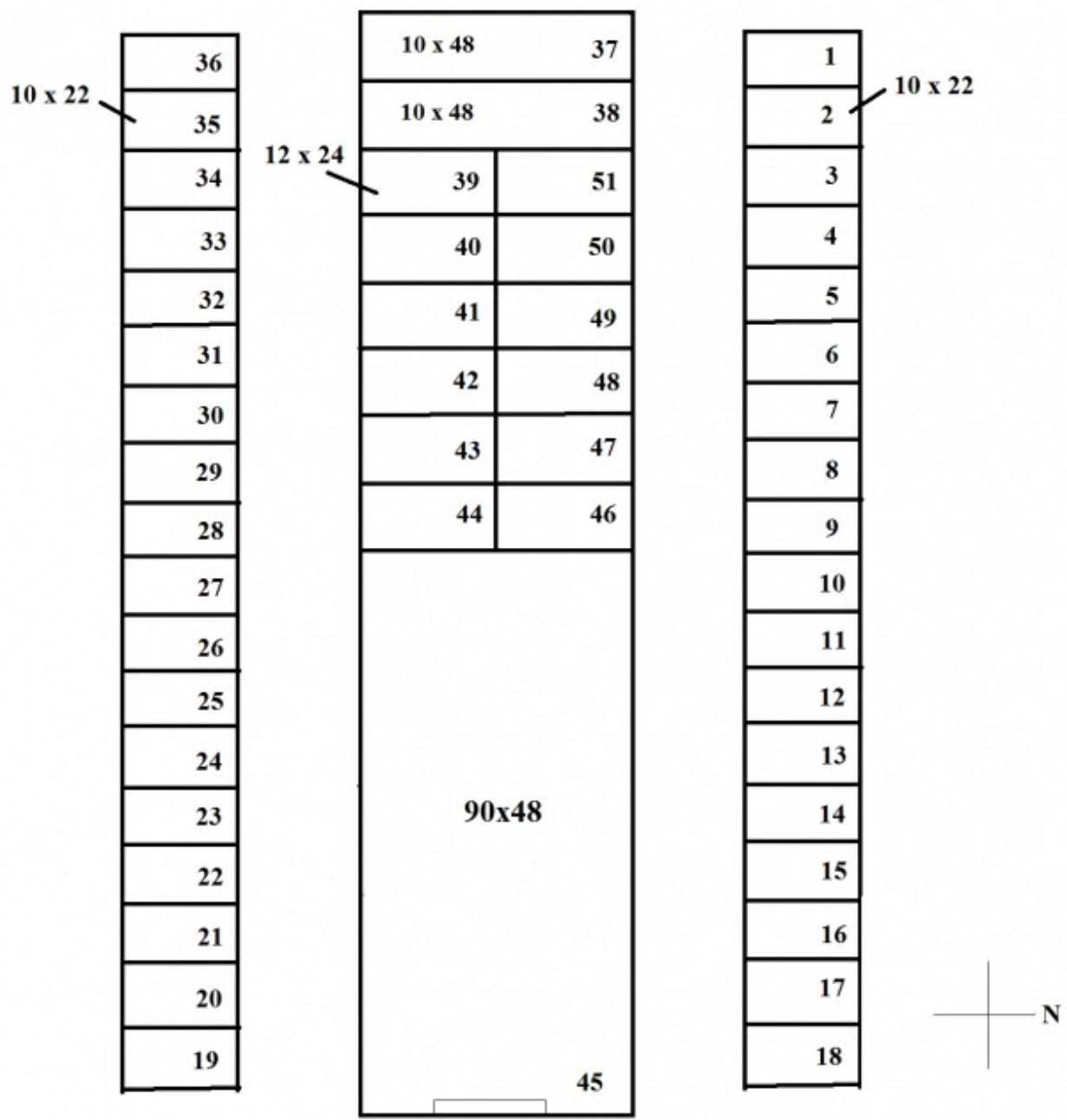
## Directions to Valley Springs:

From Sioux Falls take I-90 East to Exit 410 (486th Avenue) South to Aspen Blvd, East to Olson Street. Located at 135 Olson Street.



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**\*Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.**

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