

# For Sale: Warehouse/Shop Space



113 Railroad Ave., Harrisburg, SD

Downtown Harrisburg  
minutes from Sioux Falls!

Space Size: 2,609 sq. ft.

Sale Price: \$240,000

Year Built: 1979

Lot Size: 44 x 88

Real Estate Taxes: \$1,049.22 annually

Street Parking



This building works for storage, body work, many applications. Clean throughout!

## Clean Shop/Good Value

- \* Air Compressor/Pneumatic lines throughout
- \* Auto Paint Booth
- \* Heated/insulated throughout
- \* Ceiling height - 8.11' in main portion; 11' in North portion; hoist included
- \* 3 Overhead doors - double in front - single in taller North building & in paint shop
- \* Floor drain
- \* 'Cherry Picker' for hoisting heavy loads
- \* Hanging heaters in south wing/radiant heat in north wing



**nelson**  
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Member



\*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed

# PHOTOS



Main Shop Area



Hoist included in North portion of building



Area can be used for a paint booth,  
separate side door



View from rear



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# AERIAL



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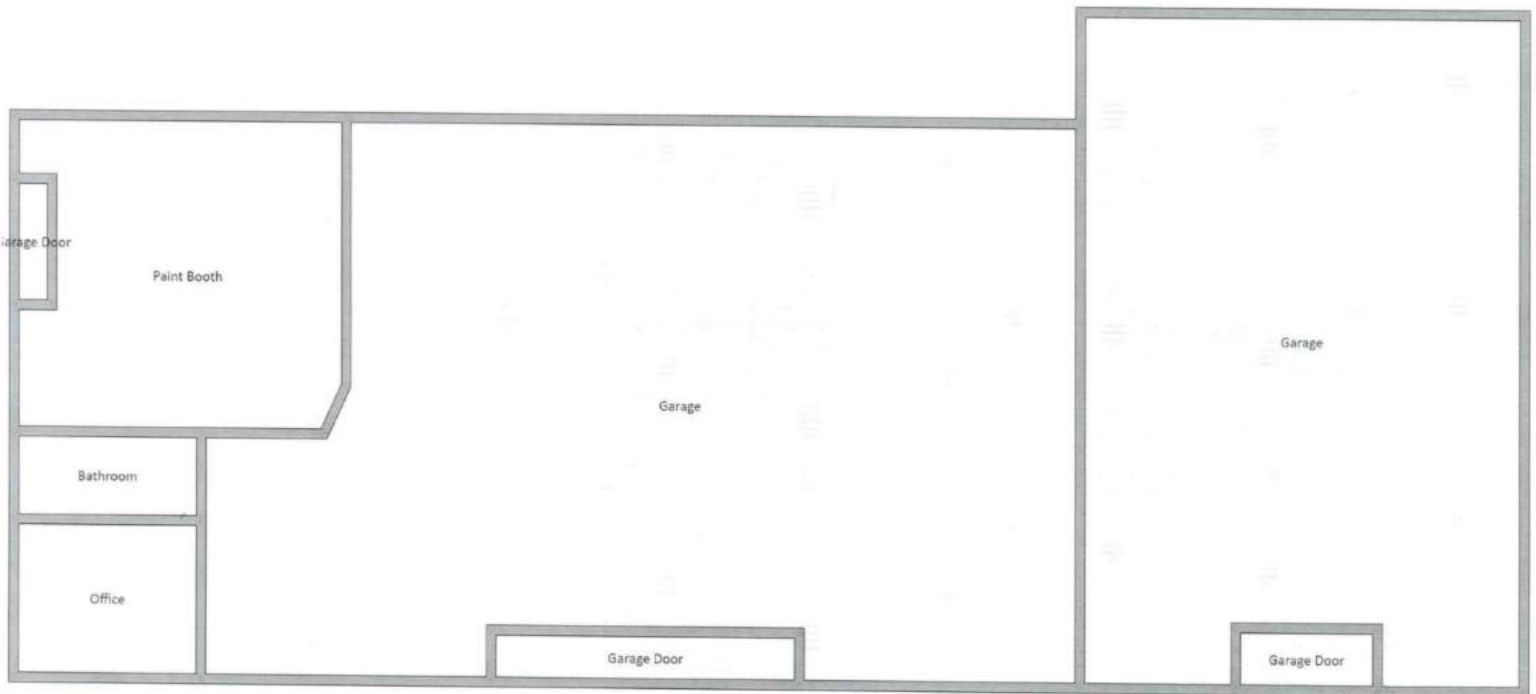


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# FLOOR PLAN



This plan is to illustrate general space layout. Not drawn to scale.

EASYHOME  
HOMESTYLER

113 Railroad Harrisburg, SD

Un



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