

**FOR SALE**



# FLEX BLDG & STORAGE UNITS

GENERAL BUSINESS PROPERTY

**Bender**  
COMMERCIAL



**409 SOUTH WEST AVENUE  
CROOKS, SD**



**FLEX BUILDING: 1,728 SF  
11 - 20'X10' STORAGE UNITS**



**\$350,000**

- Currently being used as Scooby's Carwash, the flex building offers a great opportunity for an owner-occupant to operate their business with the storage units as a side investment.
- Flex building boasts four (4) 12' overhead doors providing two (2) drive-thrus, in-floor heat, water in each bay, floor drains with separator pits, office/storage room with toilet, vacuums, and security cameras.
- Eleven (11) 20' x 10' storage units with impressive occupancy year-over-year. Fully leased.
- Flex building built in 2002. Storage units built in 2018.
- Three (3) new garage door openers in last 5 years.
- Large, paved lot located next to Pump N Stuff on Crooks main thoroughfare.

**ISAAC JORGENSEN**

isaac@benderco.com  
605-799-5058

**AUSTIN LUECKE**

austin@benderco.com  
605-900-2407



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

© 2025 Bender Companies. Information herein deemed reliable, but not guaranteed.

# FLEX BUILDING & STORAGE UNITS



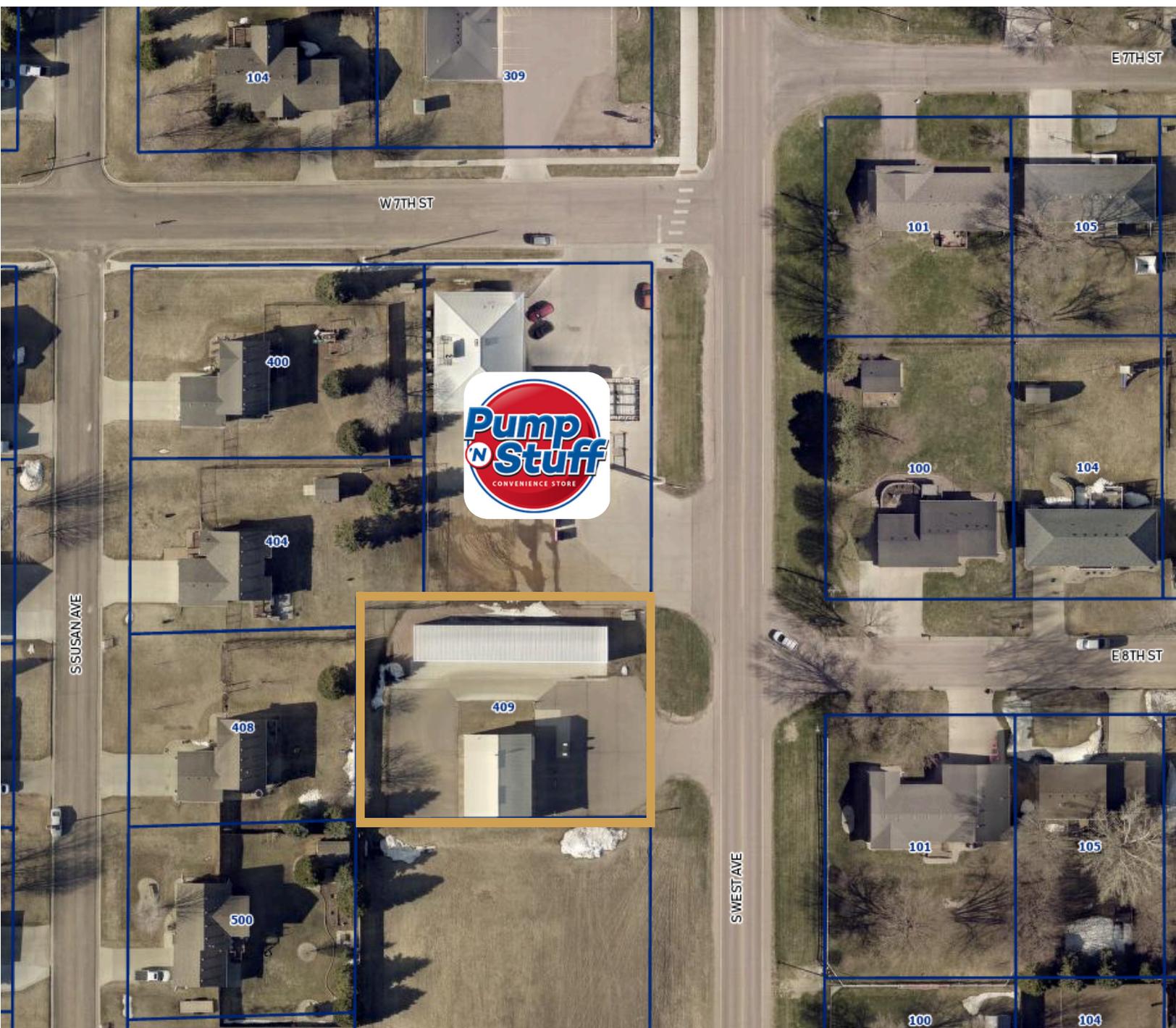
## GENERAL BUSINESS PROPERTY



# FLEX BUILDING & STORAGE UNITS



## GENERAL BUSINESS PROPERTY



# FLEX BUILDING & STORAGE UNITS



## GENERAL BUSINESS PROPERTY

