FLATIRON CONTRACTOR SHOP

Investment Opportunity



Bender
COMMERCIAL

919 FLATIRON AVENUE
HARRISBURG, SOUTH DAKOTA
$1,895,000

INVESTMENT HIGHLIGHTS

PRICE: $1,895,000

- Fully-occupied industrial shop building.
- All units have:
  - a full bathroom
  - mechanical room with 40-gallon water heater
  - hot/cold spigot in the shop
  - sink with hot/cold in the shop
  - floor drain in shop
- All units are heated and cooled with forced air furnace and AC unit.
- Each unit has:
  - 16’ sidewalls
  - one (1) 14’x’14’ overhead door
  - two (2) parking spaces in a concrete parking lot
- Additional parking available on the street and/or south side of parking lot.
- Contact broker for financials and rent roll.



Information herein deemed reliable, but not guaranteed.

PROPERTY DETAILS

PROPERTY ADDRESS	919 Flatiron Avenue Harrisburg, SD
BUILDING SIZE	14,700 SF
LOT SIZE	1.02 AC
YEAR BUILT	2025
ZONING	Light Industrial
# OF STORIES	1
CEILING HEIGHT	16'

Contact broker for financials and rent roll.







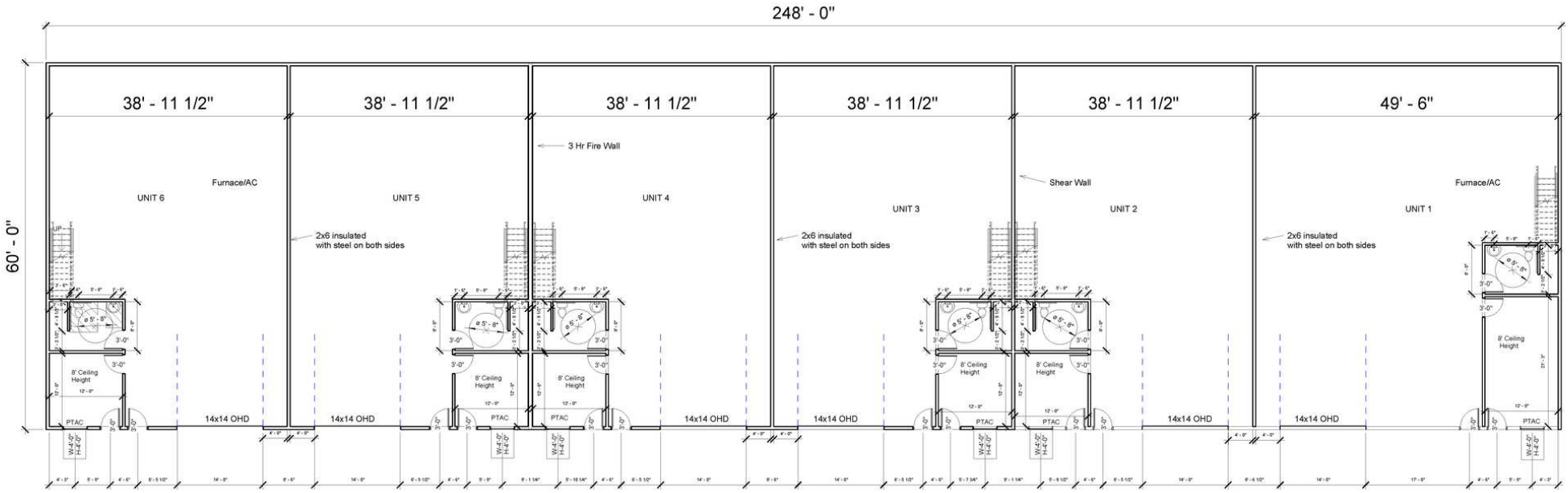






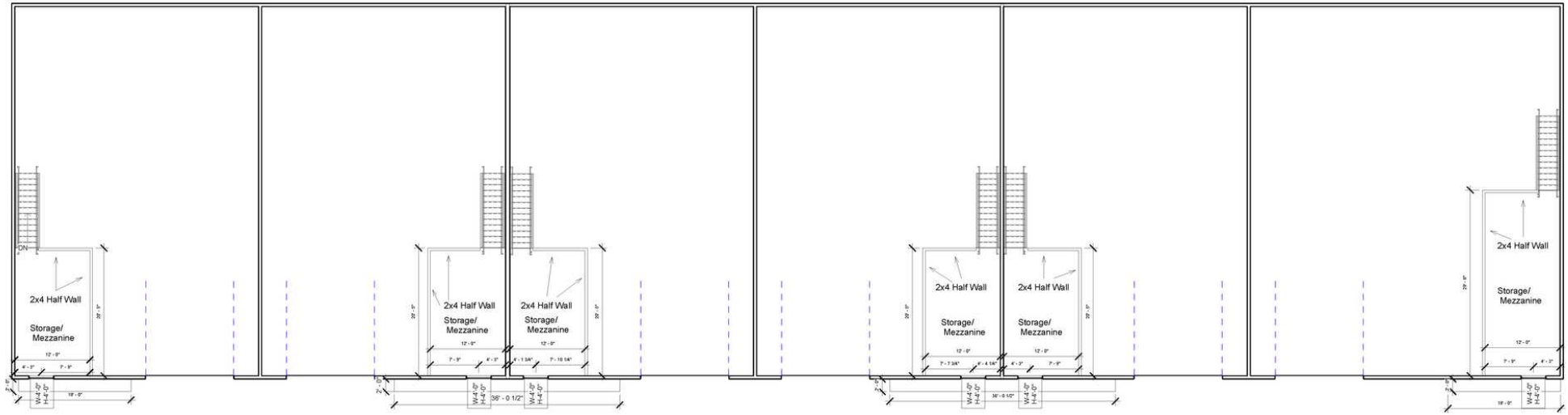
Information herein deemed reliable, but not guaranteed.

FLOOR PLAN • LEVEL 1



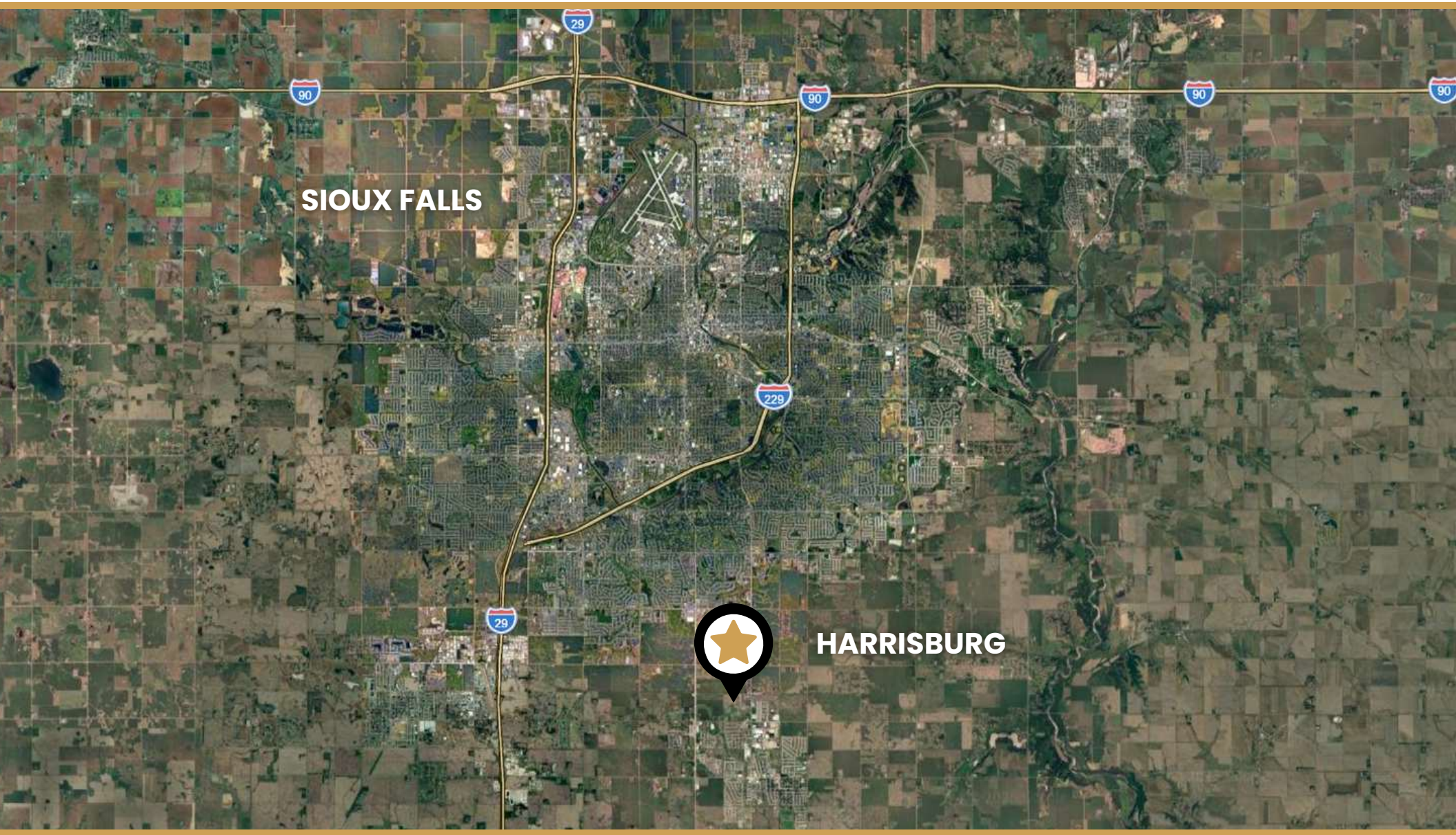
Information herein deemed reliable, but not guaranteed.

FLOOR PLAN • LOFT



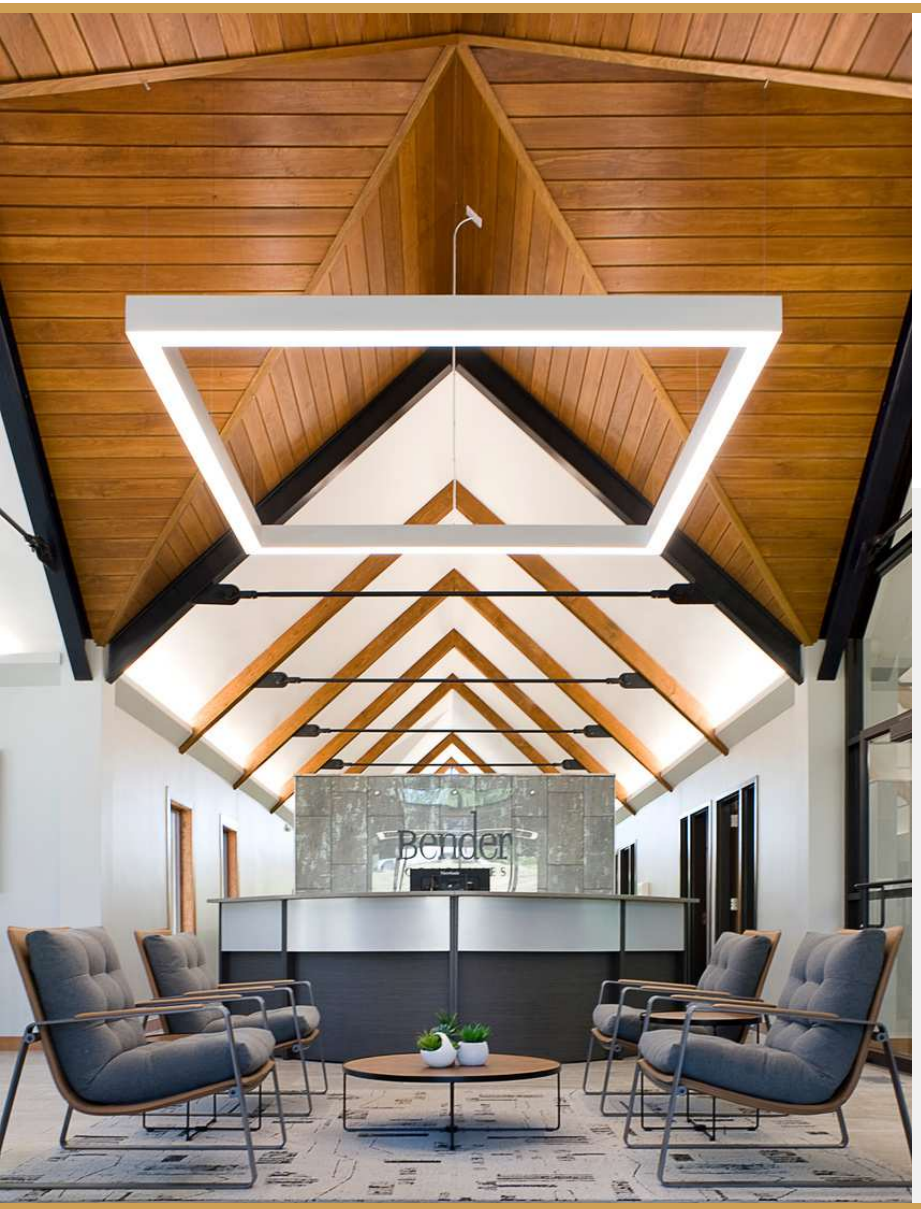
Information herein deemed reliable, but not guaranteed.

LOCATION HIGHLIGHTS



Information herein deemed reliable, but not guaranteed.

ABOUT BENDER COMMERCIAL



Bender Commercial, a regional commercial real estate company based in Sioux Falls, South Dakota, provides top quality services in the areas of commercial leasing and sales of office, retail, industrial, land, and investment properties, as well as full-service property management in conjunction with Bender Midwest Properties.

1997
FOUNDED

70.6M
SQ FT SOLD/LEASED

17
BROKERS

$2.18B
SOLD/LEASED

Information herein deemed reliable, but not guaranteed.

FOR MORE INFORMATION, CONTACT:



ROB KURTENBACH
605-940-0559
rK@benderco.com

Bender
COMMERCIAL

305 West 57th Street, Sioux Falls, South Dakota 57108 · benderco.com