

# 301 West Willow, Harrisburg SD Former Gym Space Available for Lease

# VANTIS

COMMERCIAL REAL ESTATE ADVISORS

\$11.50 PSF  
NNN



## Highlights:

Size: 4125 SF

Lease Terms: NNN  
Est \$2.20 PSF

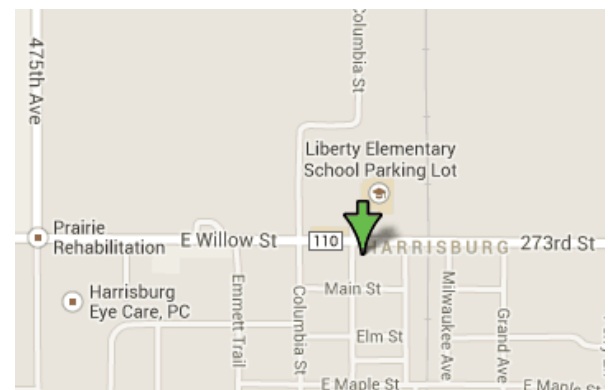
Year Built: 2012

Zoning: Commercial

## Property Details:

- Located on Willow near the corner of Cliff Avenue and Willow (Hwy 110)
- Tenants include Harrisburg Family Chiropractic and Prairie Rehabilitation
- Located in the same lot as BP Gas and Convenience Station
- Ready for Gym User
  - 3 tanning rooms
  - Male/Female locker rooms
  - Large open area
  - Reception Desk
- Fantastic location for any retail/office user to include Restaurant, Bar, Boutique, Hair Salon, Real Estate, Insurance or Financial Firm
- Low NNN costs
- Surrounding businesses: New Fareway Grocery Store, Neighborhood Dental, Harrisburg Eye Care, Subway, Allen Homes, Avera Harrisburg Medical Clinic, Casey's General Store, and Remarkable Consignment Shop
- Monument digital signage available for tenants use
- **\$5,000 allowance for carpet/paint**

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