

# VANTIS

COMMERCIAL REAL ESTATE



**For Sale: \$1,875,000**

27083 Katie Rd, Tea, SD 57064

**Fully Leased**

OFFERING MEMORANDUM

Tom Van Ginkel  
Broker Associate  
605.321.8215  
tom@vantiscommercial.com

# For Sale

11,720 SF Gym

7,250 SF RV Storage

## Highlights

---

- 2 Offices, 1 Conference, 2 Restrooms, Large reception area and a 1,800SF mezzanine
- 20' Sidewalls
- 3 Phase Power
- 16'x14' and 12'x12' overhead doors
- In floor heat
- Entire building has A/C
- Regulation size basketball court
- 6 Hoops
- 2 Volleyball courts on the Basketball court
- 12 RV storage units (fully leased)
- Paved parking lot

## Area Neighbors

---

- Napa Auto Parts
- Fastenal
- Crossfit 605
- Lourabell's Boutique
- Squealer's Smoke Shack
- Grandstay Hotel & Suites

**For Sale: \$1,875,000**

27083 Katie Rd, Tea, SD 57064

**Fully Leased**



**VANTIS**

Tom Van Ginkel  
Broker Associate  
605.321.8215  
tom@vantiscommercial.com

# Property Photos

**For Sale: \$1,875,000**  
27083 Katie Rd, Tea, SD 57064  
**Fully Leased**



**VANTIS**

Tom Van Ginkel  
Broker Associate  
605.321.8215  
tom@vantiscommercial.com



Aerial  
Photo

For Sale: \$1,875,000  
27083 Katie Rd, Tea, SD 57064  
Fully Leased



VANTIS

Tom Van Ginkel  
Broker Associate  
605.321.8215  
tom@vantiscommercial.com

# Market Overview Map



Tom Van Ginkel  
Broker Associate  
605.321.8215  
tom@vantiscommercial.com