

### 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

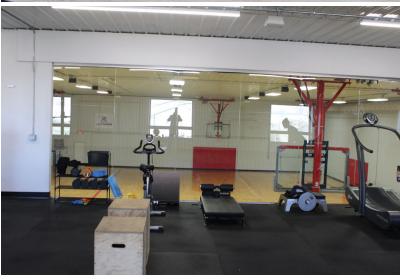
27083 Katie Rd, Tea, SD 57064

**Fully Leased** 

## Property Photos







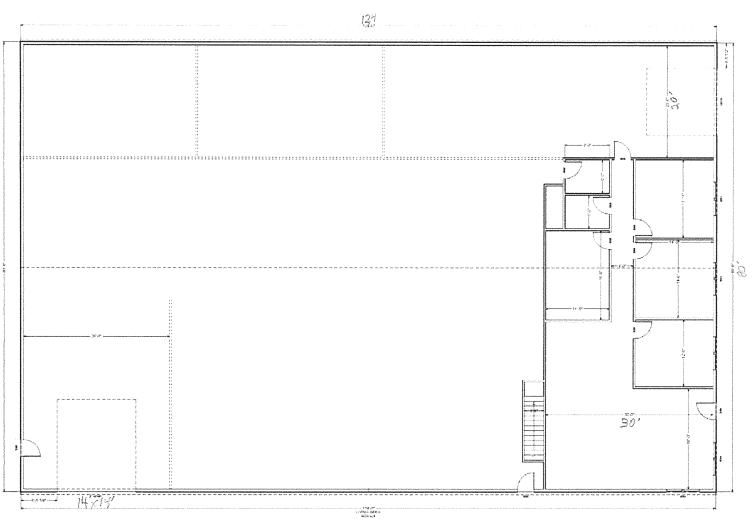




27083 Katie Rd, Tea, SD 57064

**Fully Leased** 

# Floor Plan



Light Industrial/Gym Building







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