

The logo for VANTIS, featuring the word "VANTIS" in white, bold, uppercase letters inside a green rectangular box.

# VANTIS

COMMERCIAL REAL ESTATE



## Industrial Shops and Land for Sale

506 W. Industrial Rd,  
Canton, SD 57013

### OFFERING MEMORANDUM

Amy Ibis  
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# For Sale

## Industrial Shops for Sale

506 W. Industrial Rd  
Canton, SD 57013

### Property Details

Sale Price:	\$985,000
Building SF:	6,000 SF
Land Size:	2 Acres +/-
Zoned:	Industrial

### Highlights

- 1 Building - 4 units
- 2 units leased
- Each unit consists of 30'x50' shop space to include an 8'x12 office and 6'x8' bathroom.
- 16' side wall height
- 12' x 14' garage door
- Storage above the office
- Floor drain in the shop
- Natural gas heat
- Tenant pays electric, heat and pro-rata share of the water/sewer
- Ability to construct additional buildings adding up to 19,200 SF of space



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# Property Photos

## Industrial Shops for Sale

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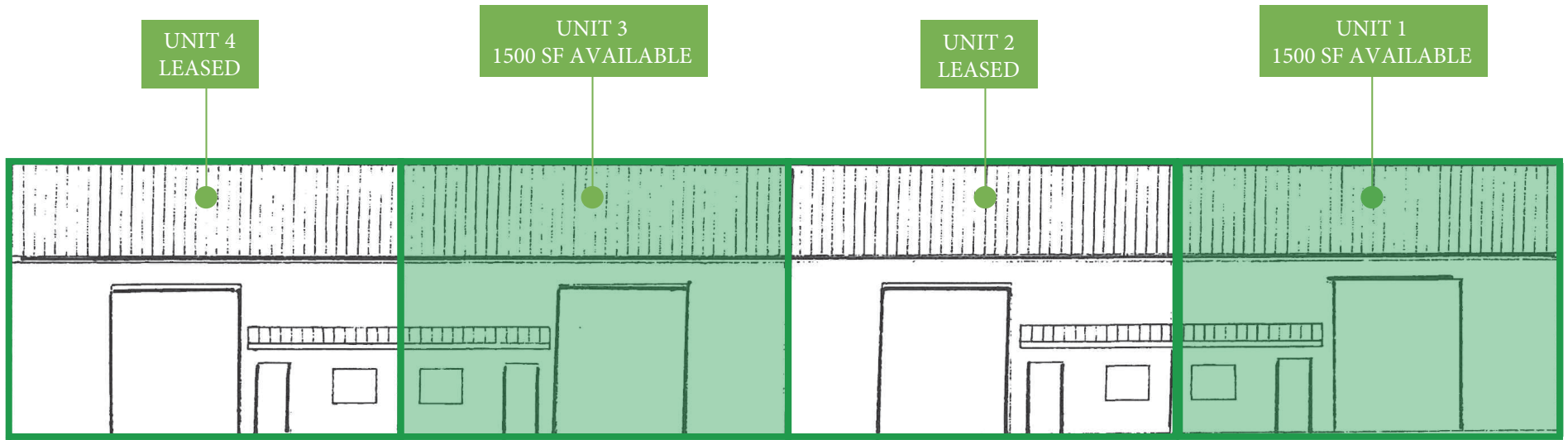
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# Building Plan

## Industrial Shops for Sale

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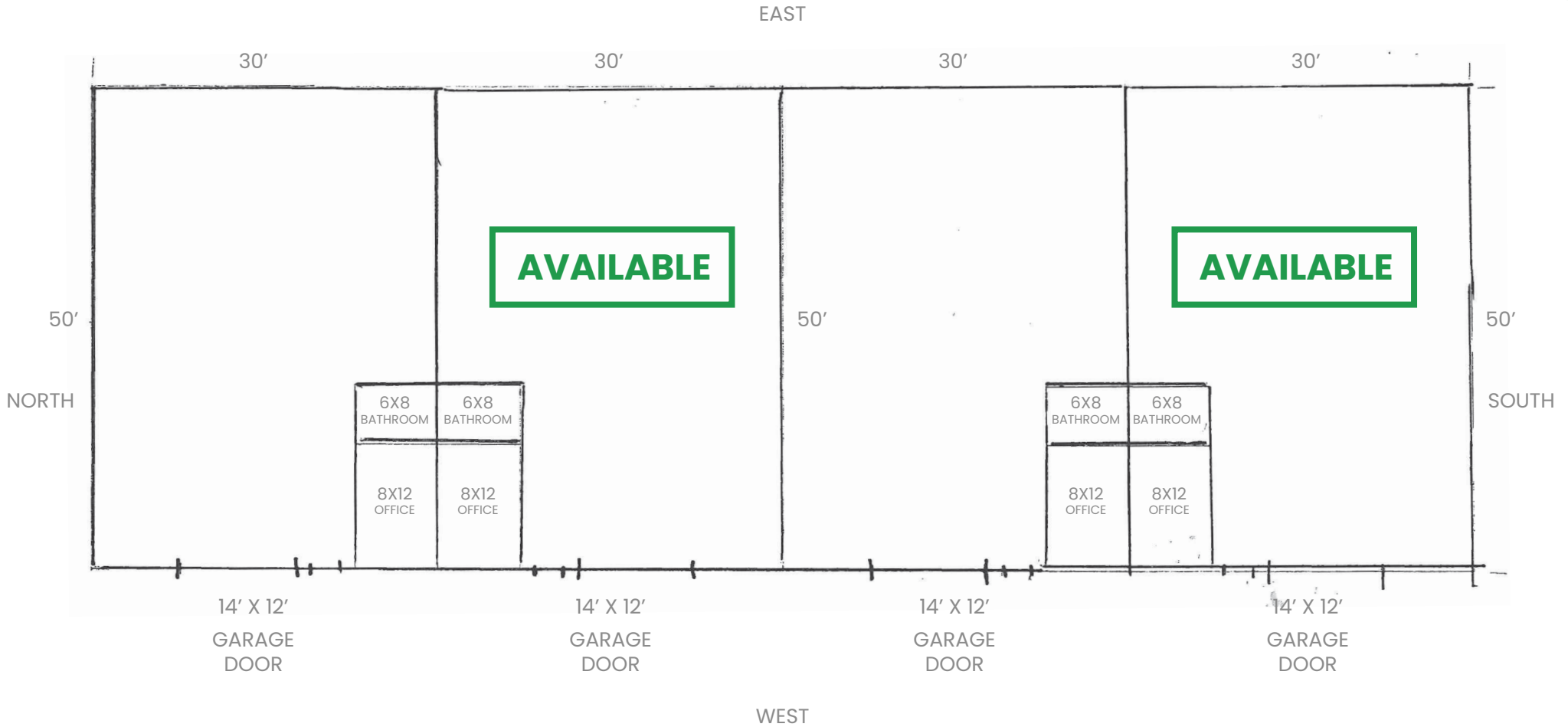
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# Building Plan

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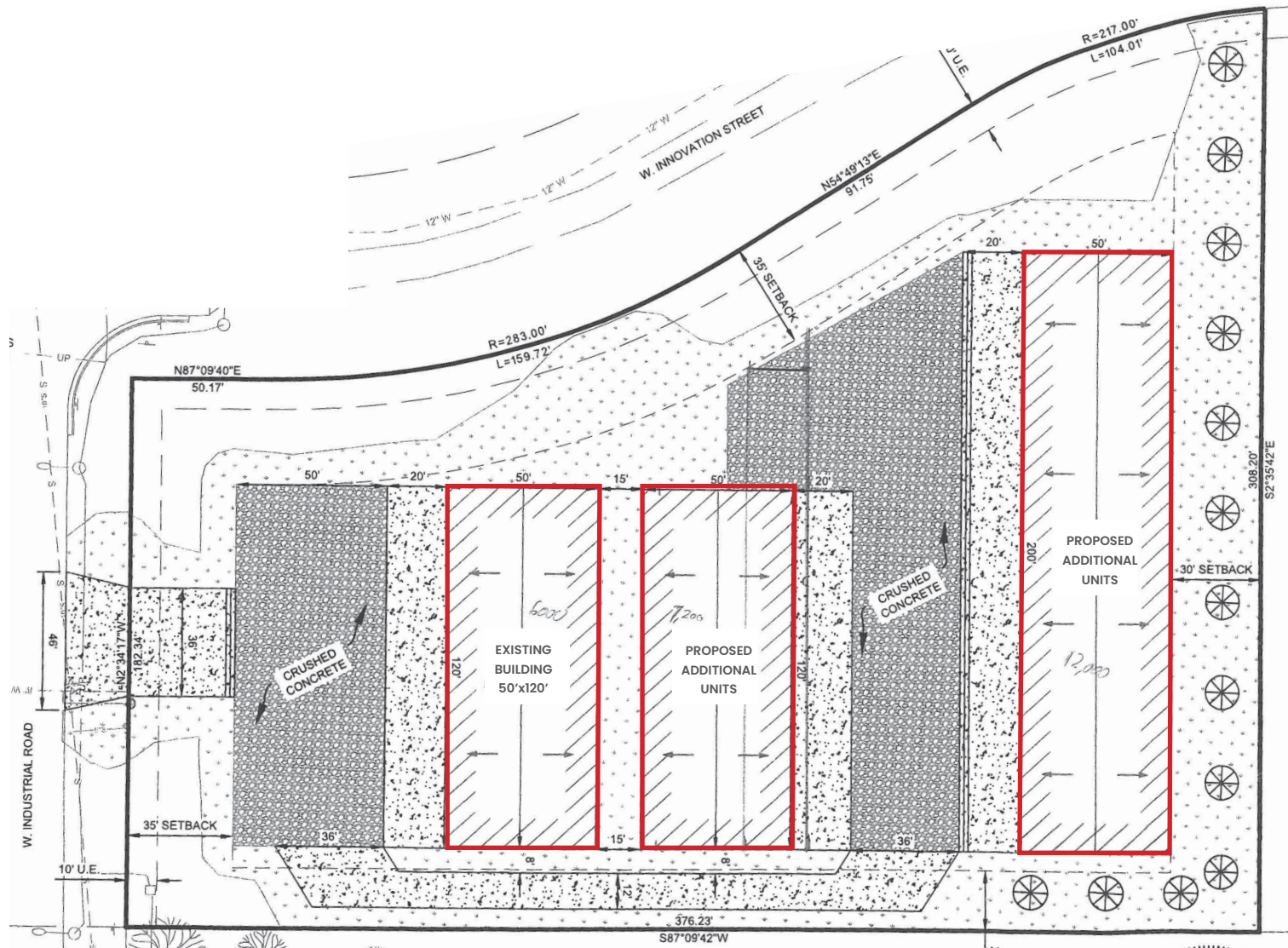
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# Building Plan

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# Aerial Map

## Industrial Shops for Sale

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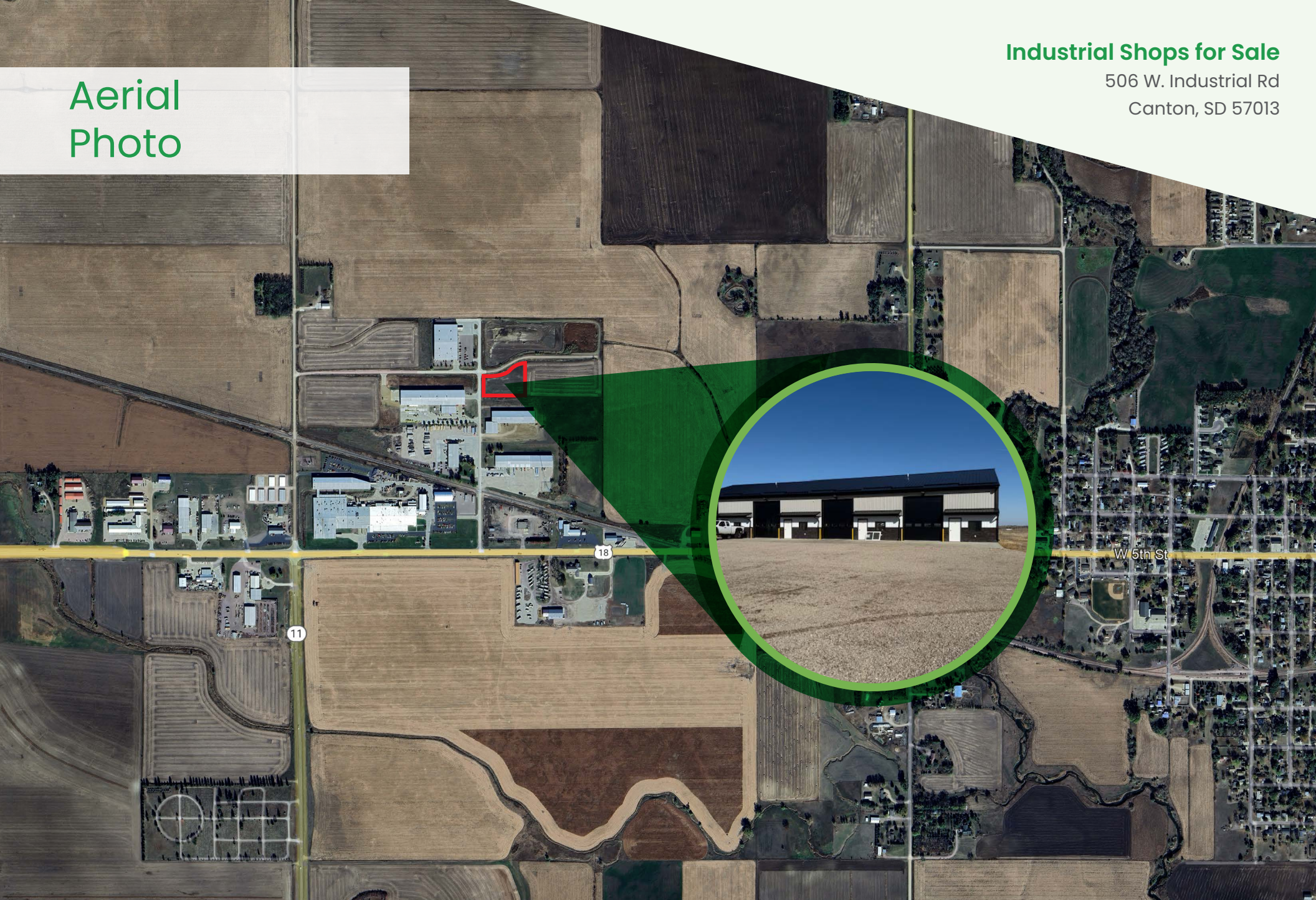
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# Aerial Photo

## Industrial Shops for Sale

506 W. Industrial Rd

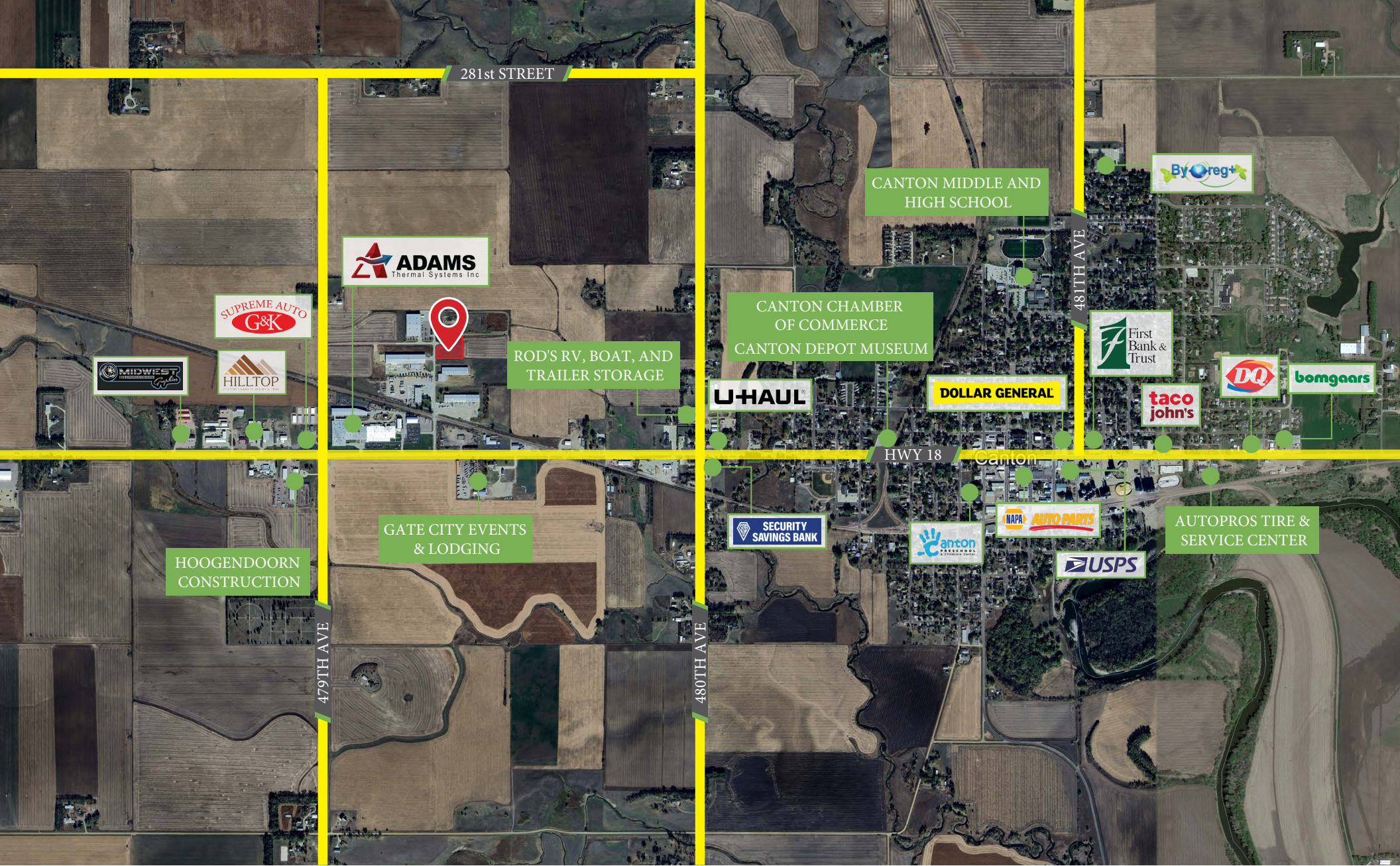
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# Market Overview Map



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