



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:	\$800,000
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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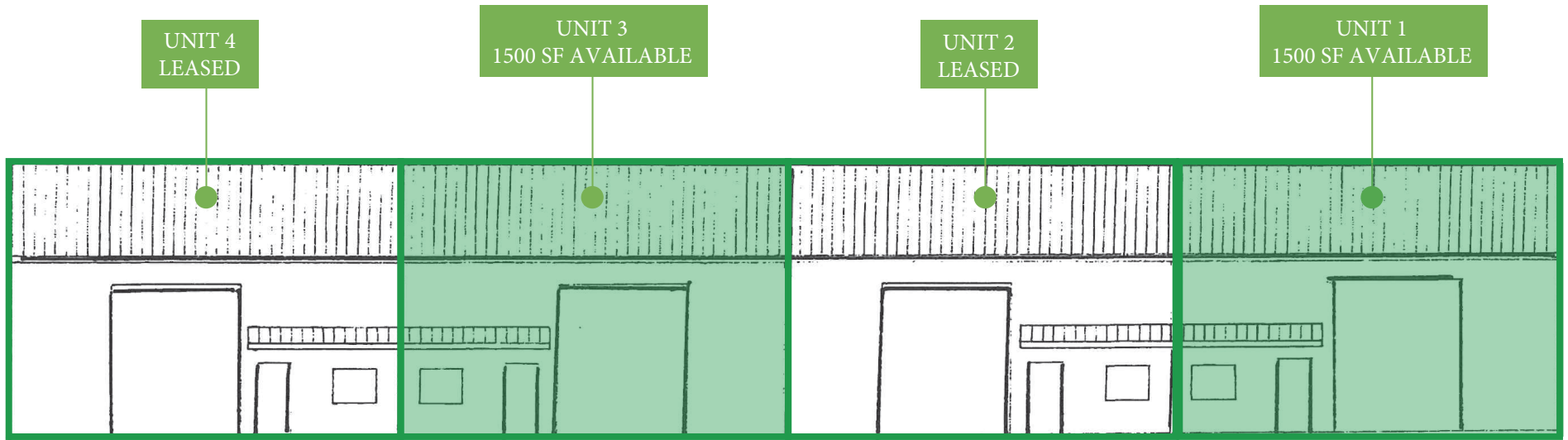
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Building Plan

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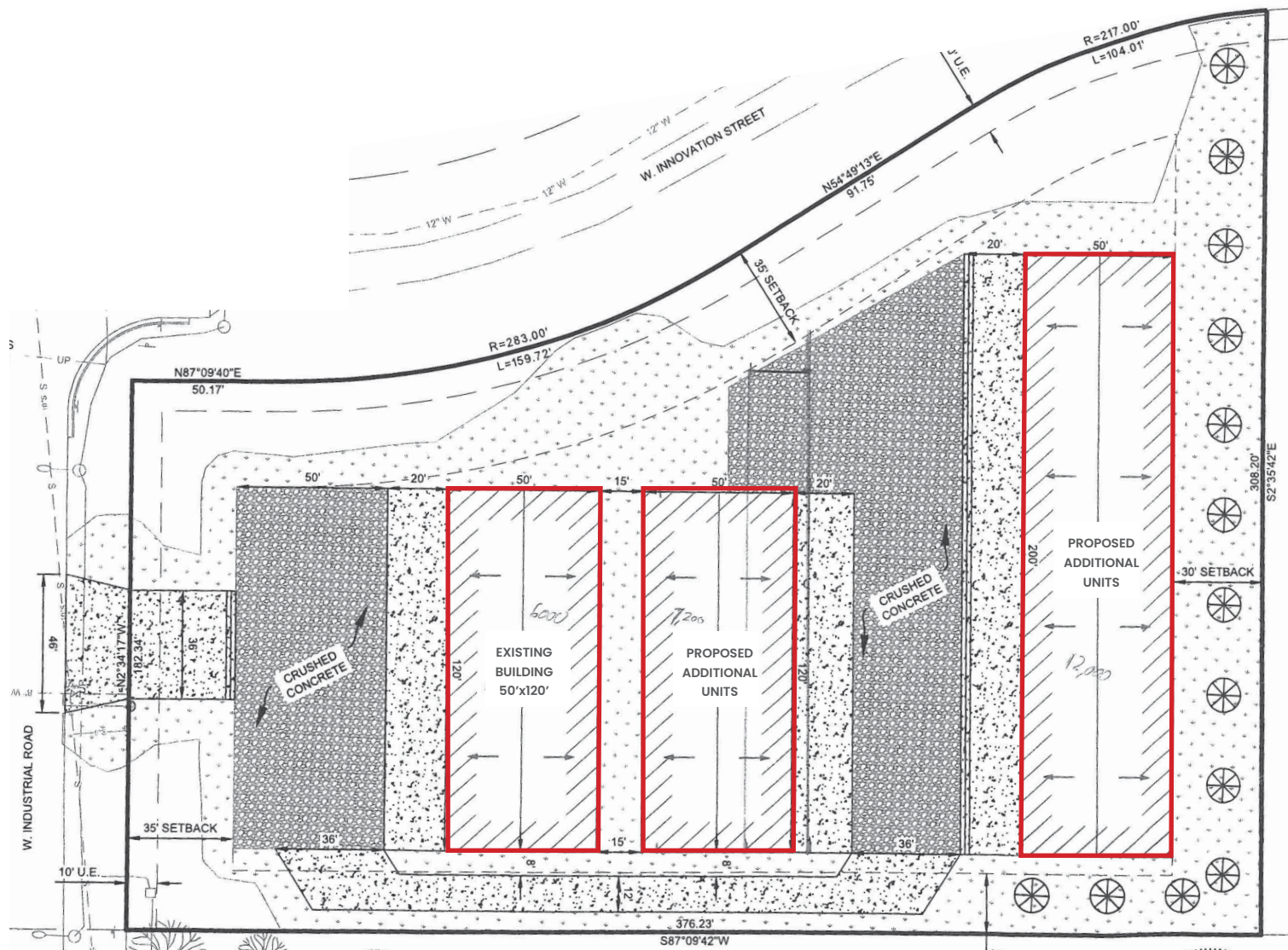
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Building Plan

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Aerial Map

Industrial Shops for Sale

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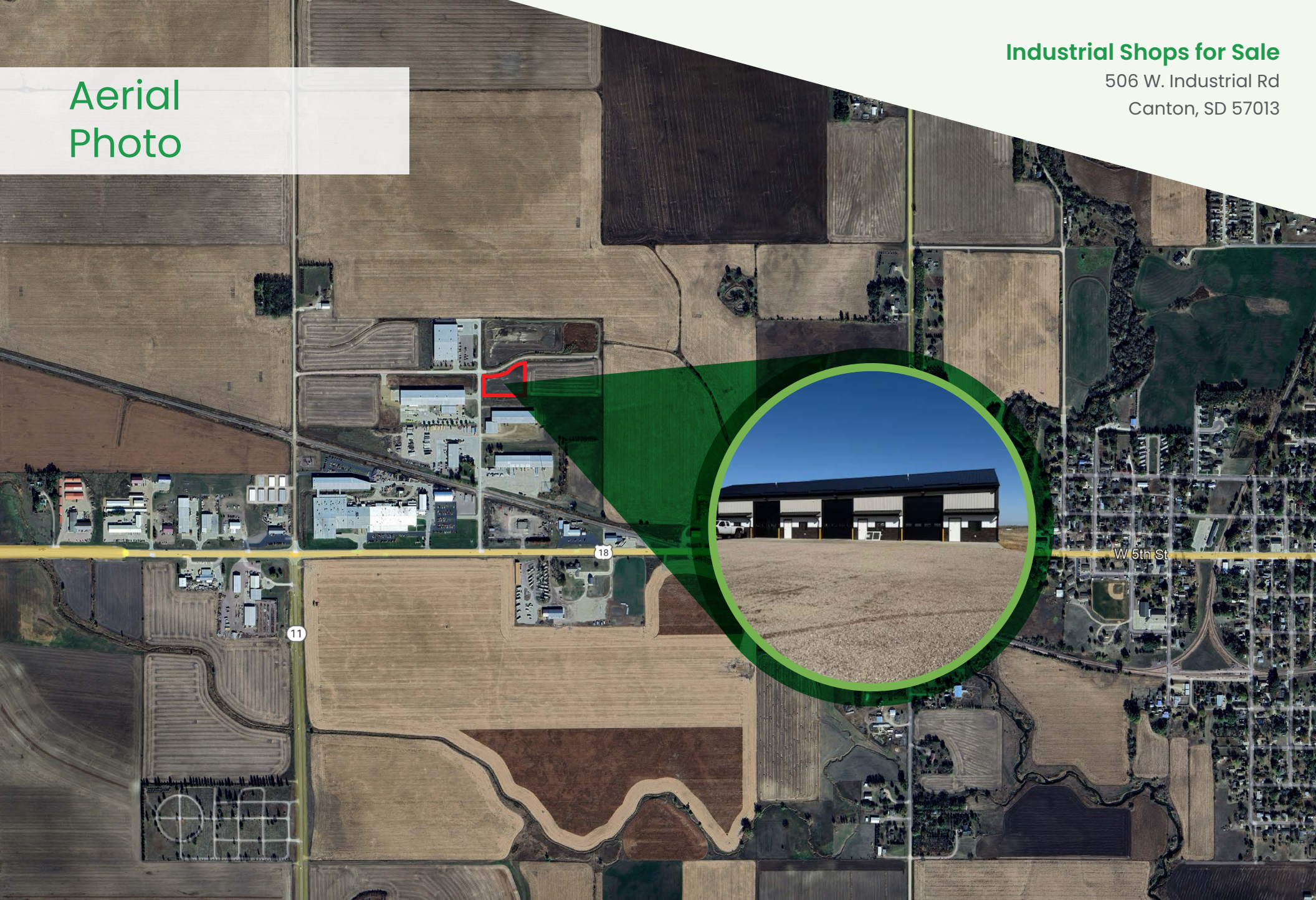
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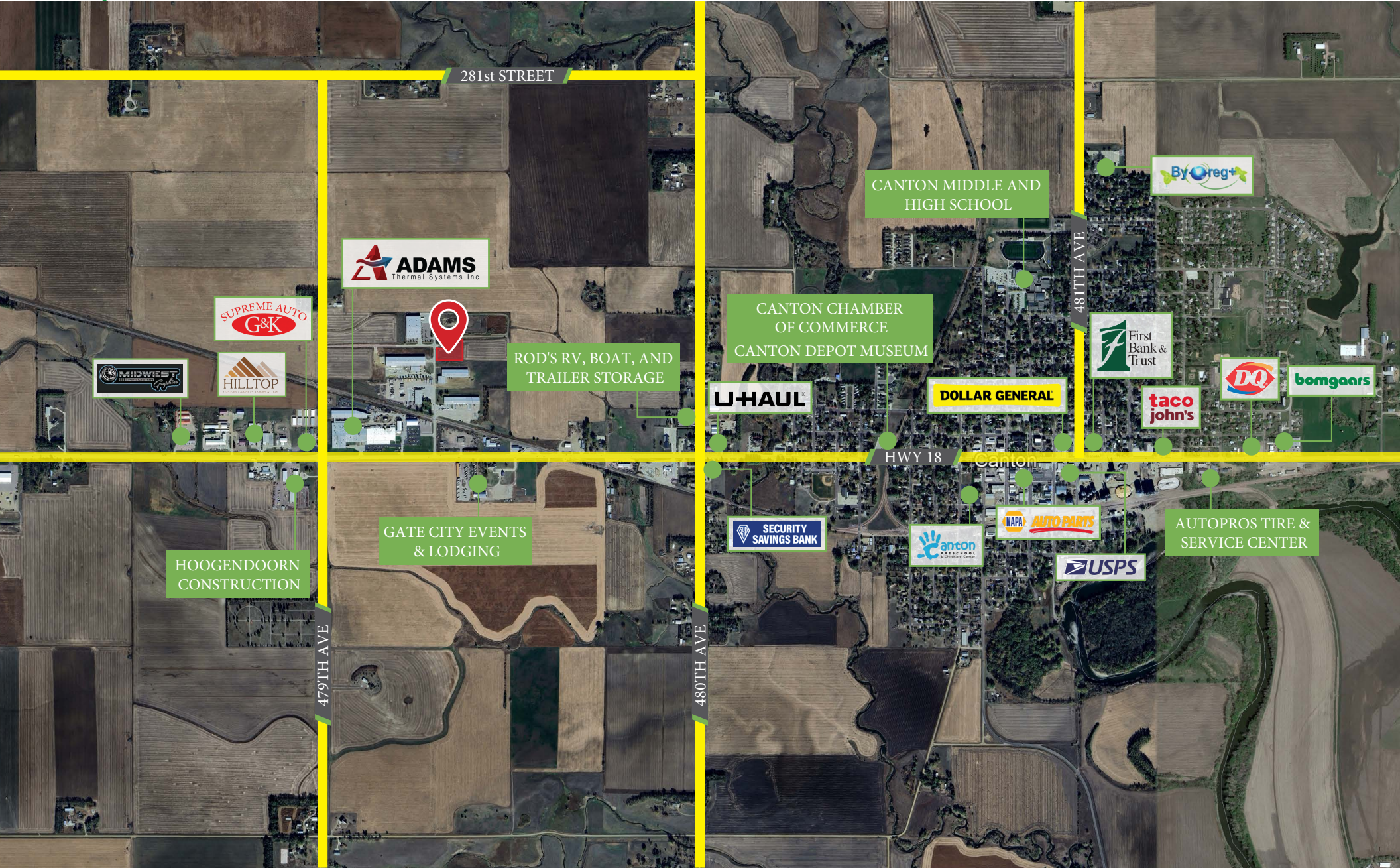


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Market Overview

Map



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