

NAI Sioux Falls

Premium Storage Condos

47795 Van Donge Street, Sioux Falls, SD 57108

List Price: \$169,000 - \$337,000



2500 W 49th Street, Suite 100
Sioux Falls, SD 57105
605 357 7100
naisiouxfalls.com



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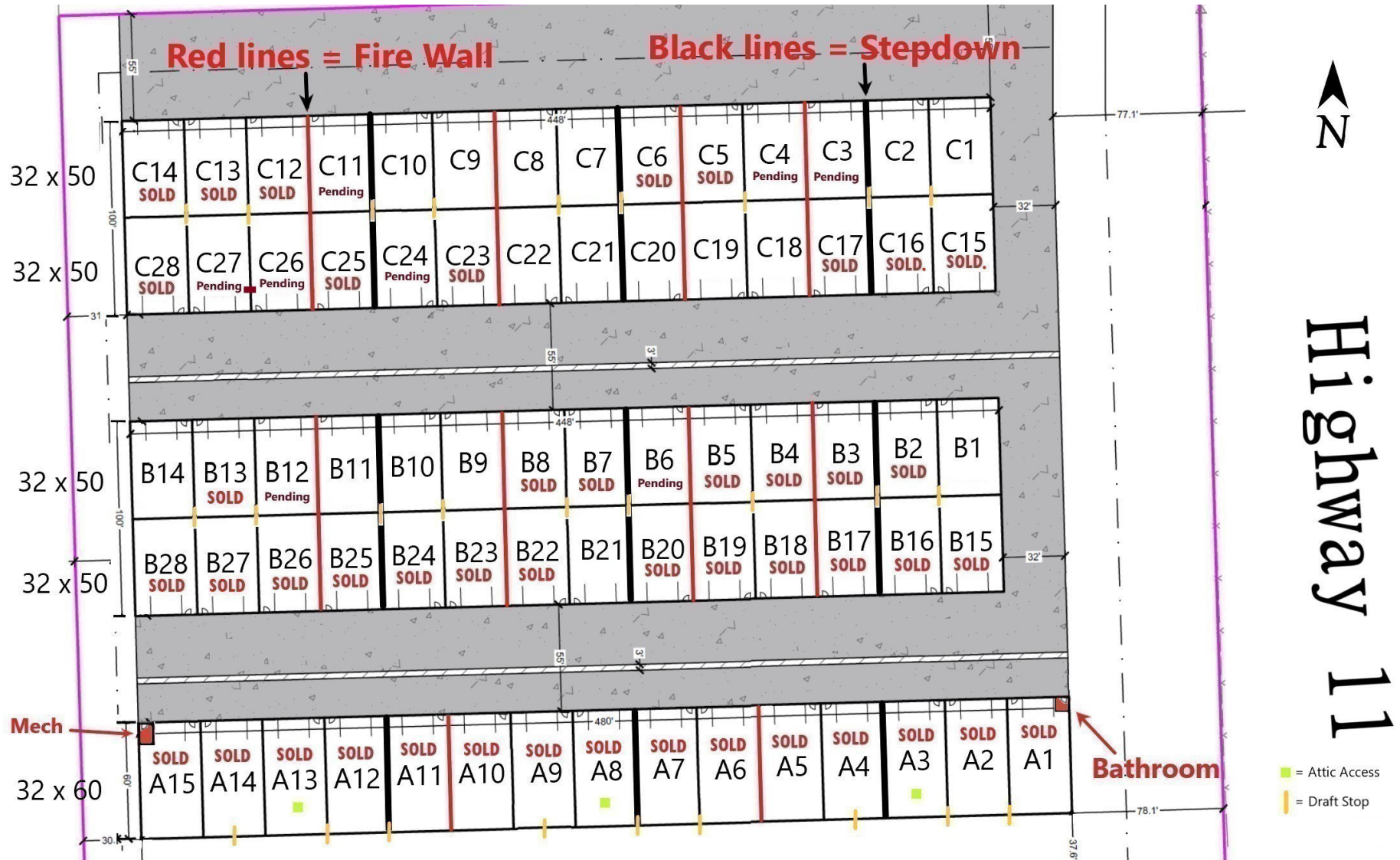
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INDUSTRIAL SUITES AVAILABLE

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EXTERIOR PHOTOS

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PROPERTY FEATURES

Premium Storage Condos

47795 Van Donge Street, Sioux Falls, SD 57108

List Price: \$169,000

Suite Size

(32 x 50 SF) 1,600 SF

List Price

\$169,000

- Year Built: 2025
- 16 ft wide by 14 ft high insulated garage doors with windows
- LED Lighting
- Electric Outlets throughout space
- Water Hydrant and Floor Drain
- Common Restroom
- Can add epoxy floors
- 80,000 BTU heater on thermostat
- 50 AMP plug for camper/RV
- 100 amp electrical panel
- Property taxes \$1,900/year
- Premises has security cameras and fencing
- COA Fee - \$100
- Can add 1,600 SF for a total of 3,200 SF
- Exterior walls are all spray foam



PROPERTY FEATURES

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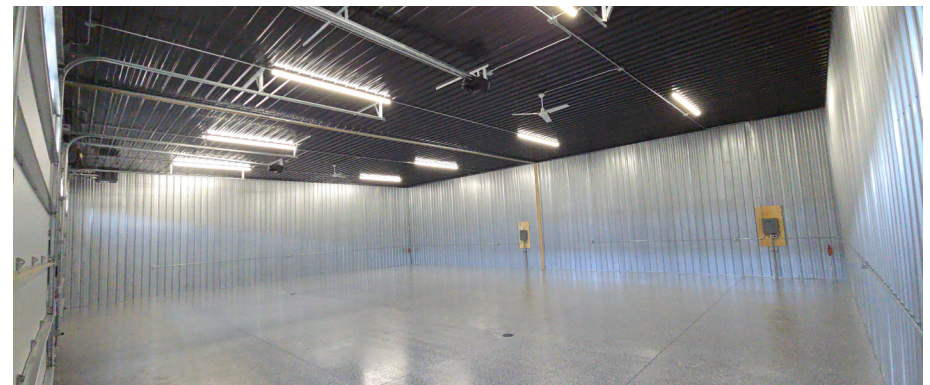
Suite Size

(64 x 50 SF) 3,200 SF

List Price

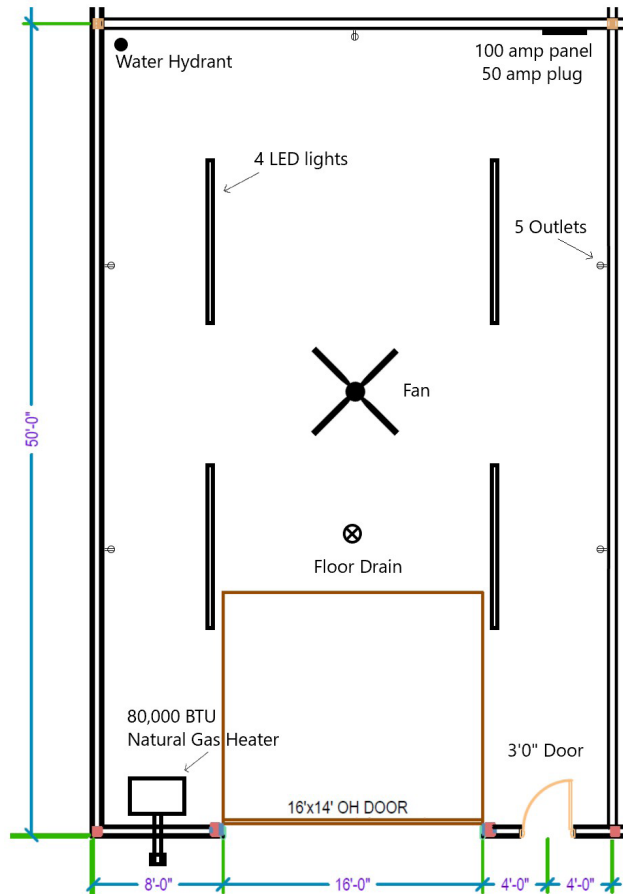
\$337,000

- 16 ft wide by 14 ft high insulated garage doors with windows
- LED Lighting
- Electric Outlets throughout space
- Water Hydrant and Floor Drain
- Common Restroom
- Can add epoxy floors
- 80,000 BTU heater on thermostat
- 50 AMP plug for camper/RV
- 100 amp electrical panel
- Property taxes \$3,800/year
- Premises has security cameras and fencing
- COA Fee - \$200
- Can subdivide into 1,600 SF
- Exterior walls are all spray foam

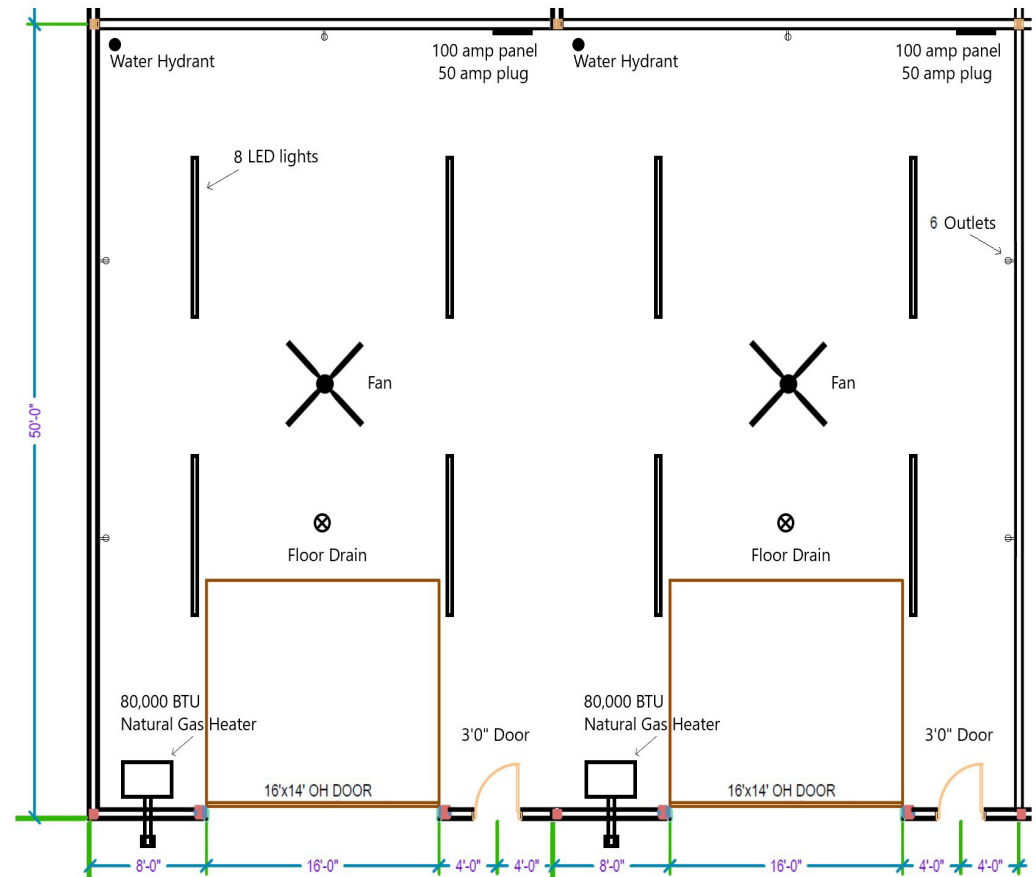


FLOOR PLANS

Premium Storage Condos
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Suite Size: 1,600 SF
Specs: 32 x 50 SF



Suite Size: 3,200 SF
Specs: 64 x 50 SF

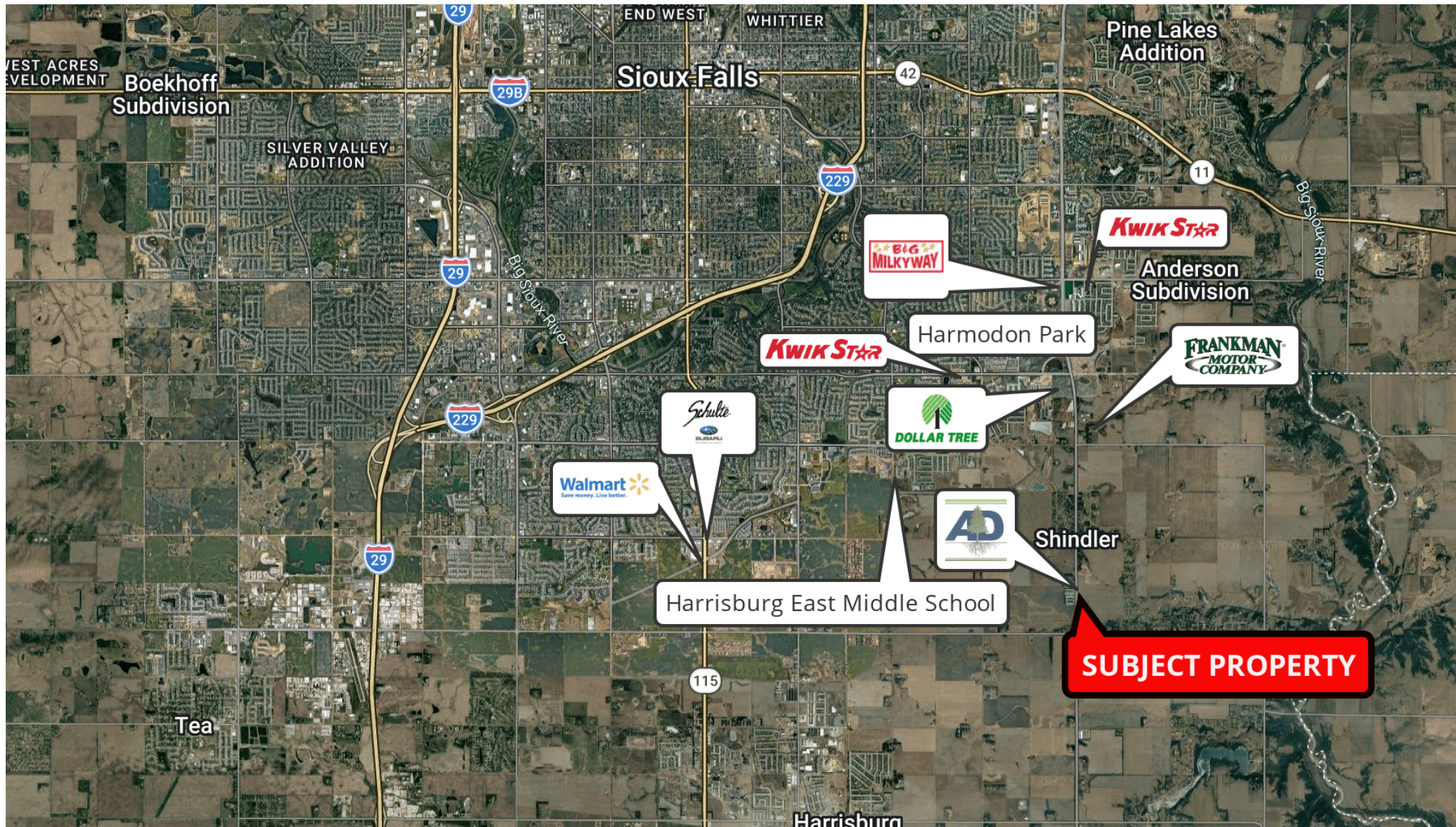


AERIAL

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