

For Lease PAM Oil Garage

202 Petro Avenue
Sioux Falls, SD 57107



Lease Rate: \$750/month
Lease Type: Gross plus Utilities

Building Information

Total Building sq. ft.: 1,447
Lot Size/Sq. Ft.: 11,840
Type of Construction: Concrete block, stucco
Roof: Tar & Gravel
Zoning: C-2
Occupancy: Immediate

Property Highlights

- ◇ Commercial building located just south of the former PAM Oil Building.
- ◇ 728 sq. ft. of open floor space in the front of the building and two bays in the back. One bay is 238 sq. ft. and the other is 4,40 sq. ft.
- ◇ 20' X 34' mezzanine storage above the two rear bays.
- ◇ One 14' overhead door.
- ◇ Individually metered.
- ◇ Buildings has gas heat, city water and a compressor.
- ◇ Yard is enclosed with an 8' chain-linked fence on the north, east and south sides and a wood privacy fence on the west.
- ◇ A sliding gate on the west side allows access to the enclosed yard.
- ◇ Paved on-site parking.
- ◇ One block north of W. 12th Street and short distance to I-29.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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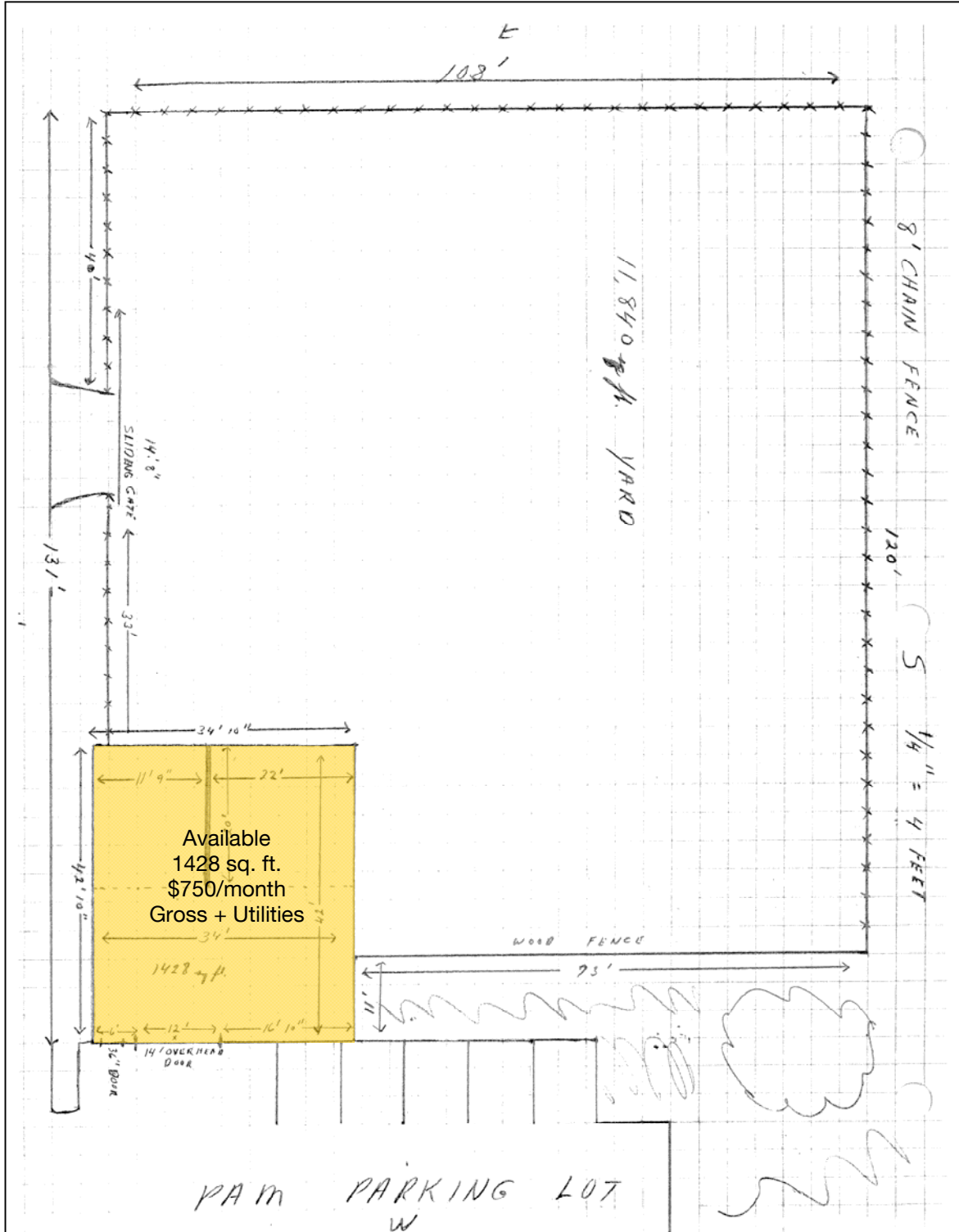
Web: www.siuoxfallscommercial.com



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Floor Plan



Aerial View

