



## Hartford Mini Storage

201 W Menth Street, Hartford, SD 57033

### Property Features

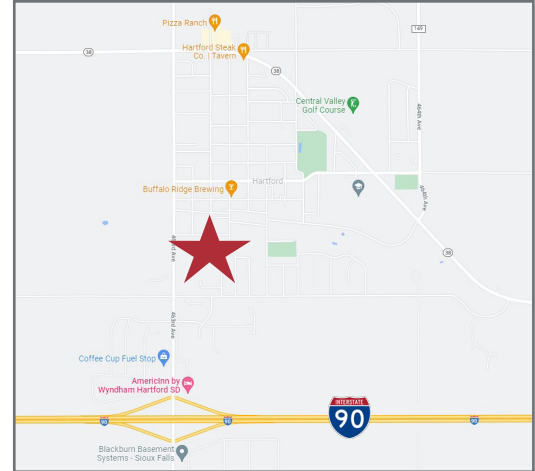
- Nine (9) buildings
- 163 units, various sizes - all with roll-up doors
- Lot size: 2.45 acres on three parcels
- A portion of the south parcel will be replatted and removed (shop building not part of sale)
- Wood frame building with metal panel roofs and concrete floors
- Zoning: Light industrial

### Pricing

- List price: \$1,550,000

### Location

- Located in Hartford, SD
- Area neighbors include: Creekside Meats, South Bar, Joshua's Coffee House, Buffalo Ridge Brewing, Hartford's Best Paint & Body, Hartford Area Fire & Rescue, Valley Central Co-op



For more information:

**Stacey Sieverding**

605 728 1390 • [ssieverding@naisiouxfalls.com](mailto:ssieverding@naisiouxfalls.com)

# FOR SALE



## **Rent Roll**

As of 12/31/2021

Units occupied: 153

Occupancy rate: 94%

Monthly income: \$10,980

Annual income: \$131,760

