

# FOR SALE



### 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:

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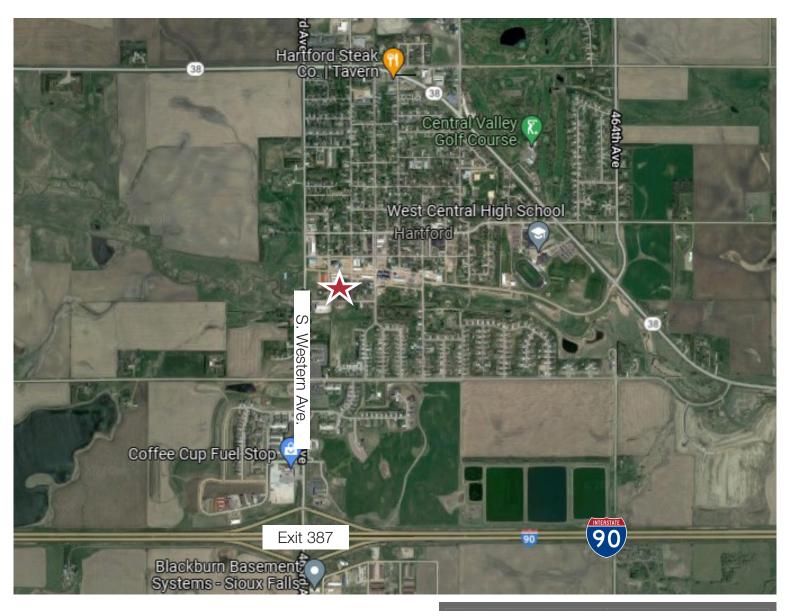
#### Rent Roll

As of 12/31/2021 Units occupied: 153 Occupancy rate: 94%

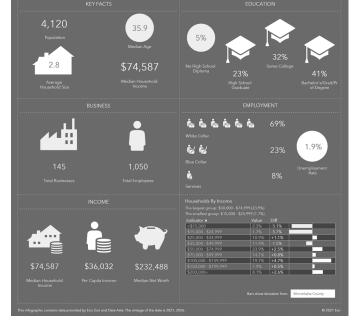
Monthly income: \$10,980 Annual income: \$131,760



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