

2905 W RUSSELL STREET

Current Arctic Cat Dealer



2905 W Russell Street
Sioux Falls, SD 57107

FOR LEASE

\$3,500 / Month Gross
6,520 SF

SIZE

- Building Size: 6,520 SF
- Lot Size: 29,808 SF

PRICE

- \$3,500 / Month
Gross + Utilities

LOCATION

- Fantastic visibility from Russell Street with quick access to Interstate 29.
- Daily traffic count of 11,500 cpd

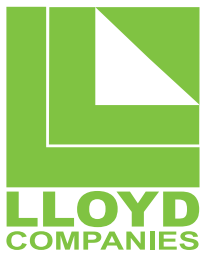
DESCRIPTION

- Large, back-lit pole facing Russell street
- Very large asphalt parking lot in front of shop space
- Loading dock in front
- 10' x 12' overhead door
- Double wide steel doors from showroom to shop area
- 2016 Taxes: \$5,071.05
- Owner would consider a CFD
- Contact Broker for additional information

Find out more at Lloydcompanies.com

SCOTT BLOUNT
505 231-1882

scott@lloydcompanies.com



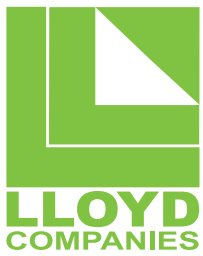
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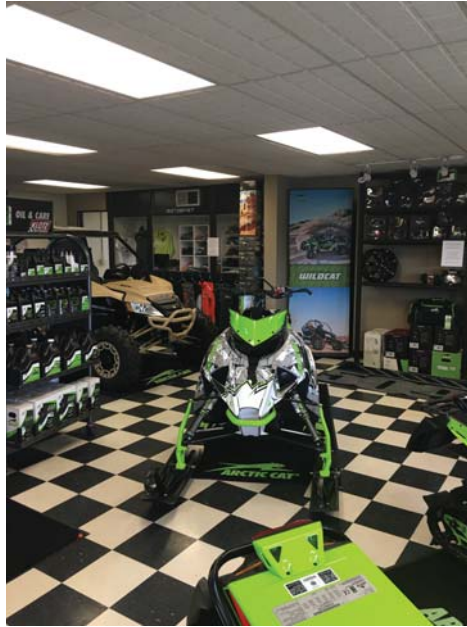
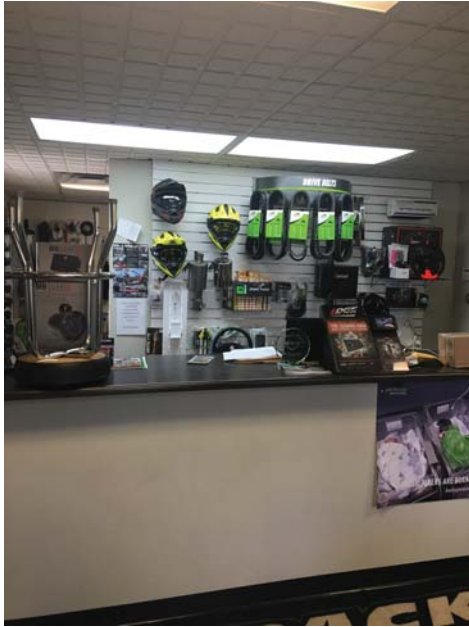
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EXTERIOR PHOTOS



2905 W RUSSELL STREET

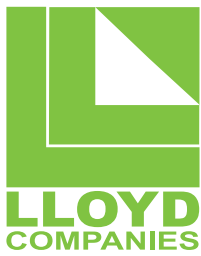
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PROPERTY FEATURES

- Alarm system installed
- 400 amp 3 phase power
- Inside completely plumbed for air compressor
- Forced air heat/cool in showroom and shop
- Extensive exhaust system in shop area to accommodate several vehicles
- Showroom has built-in counter and a lighted display area with shelving
- Small office in showroom
- Large windows facing Russell Street provide great natural light in showroom
- 2 shop areas: 60' x 60' shop with overhead door & 40' x 40' interior shop
- 1000 gallon propane tank
- Front office/showroom - 40' x 40'
- City water & sewer
- Year Built: 1959
- Heating & Cooling: Forced air in office and shop
- Show room constructed with concrete block
- Shop area constructed with metal frame and metal skin

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SITE LOCATION