

INTERSTATE STORALL

27297 Verhey Place Harrisburg, SD, 57032



238 unit storage complex.

68 units east of I-29, 170 units west of I-29

All units at Exit 71 on I-29

8 Buildings built between 2003 and 2012

Low expenses and low vacancy

Check out: <http://www.interstatestorall.com>

See attachment for property details

Contact broker for financial analysis

FOR SALE

Price

\$1,695,000

Addl. Pricing:

Details

Type: Business Opportunity, Warehouse, Industrial, Investment

Sq Ft: 75 - 550

Lot Size: 4

Land Area: 182,952

Available: Immediately

Zoning: Commercial

Taxes: \$12,756

Utilities: \$480

Year Built: 2003

Stories: 1

No. Units: 238

Construction: Metal

Floors: Concrete

Roof: Metal

Heat: None

Heat Source: None

Air Conditioning: None

Loading: Drive-In

Services: None

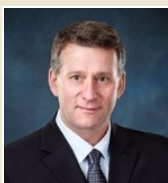
Safety Features: None

Terms: Cash

Showing Instructions: Call Broker

Possession: Immediate

Amenities: Inside Storage



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Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed

Locations Map

170 units West of Interstate 29 and 68 units East of Interstate 29



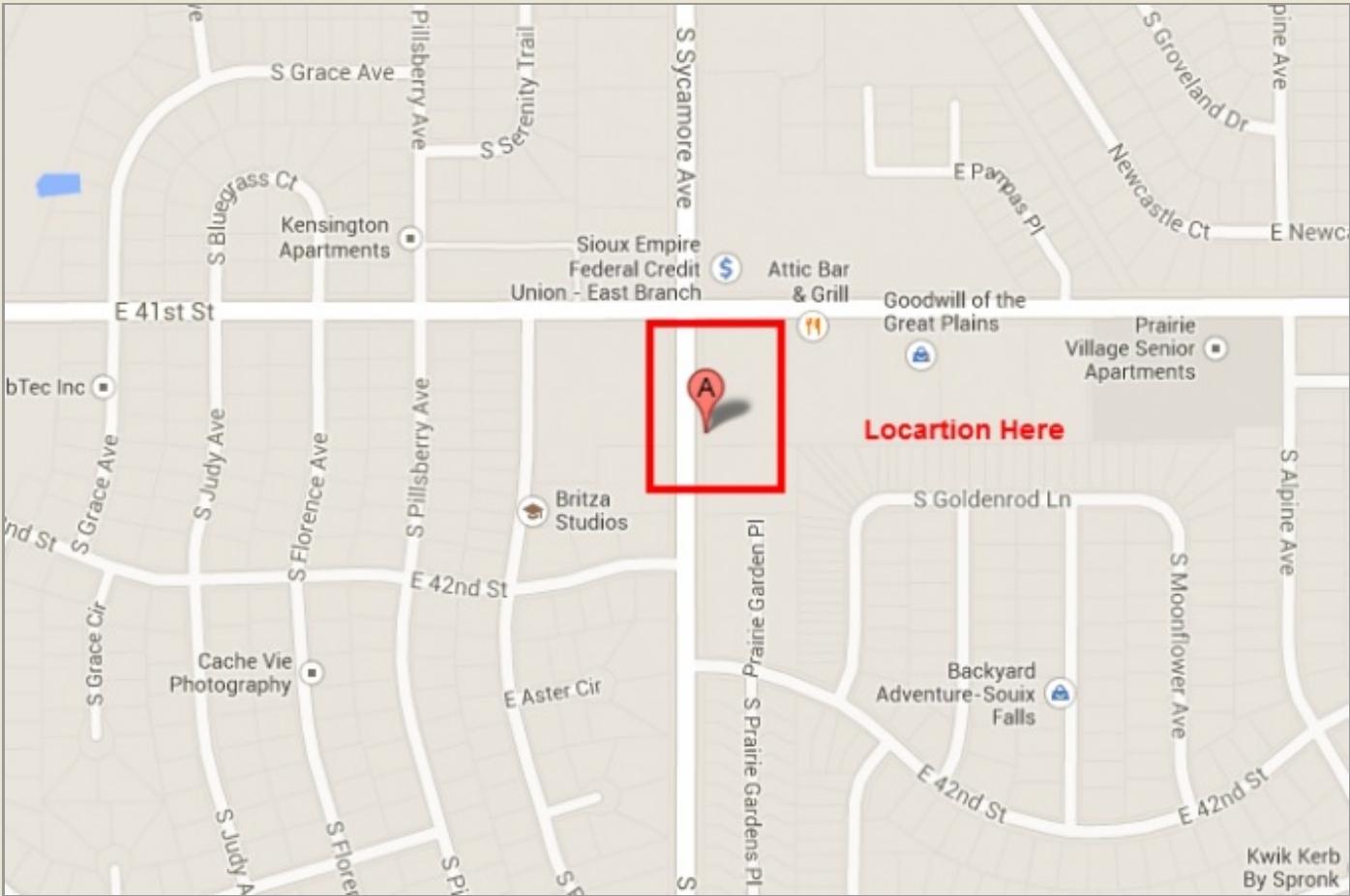
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Storall Details

- Interstate Properties Storage Units
- East side complex---68 units
- West side---170 units
- Total of 5 buildings ' '
- East side has easy access for boat back in for 22 of the units
- ' 7 Buildings have adjustable interior walls ' '
- All units are set up for 11'x25'
- All doors in the 7 buildings are 10' wide (industry standard is 9') .
- East side has a security gate with code option (never been utilized)
- Storage management software program monitors every unit--~automatic renewals etc
- Owner buys locks and charges \$20 set up fee (includes free locks). Never had a lock cutoff
- All units are filled, property cash flows at the lowest monthly rates in the area...20% under. Cali around.
- A 5% increase (\$2.97/unit/mo) would raise the cap rate to 7.97
- No City related real estate taxes
- No SD sales tax due on storage units
- No mowing east side, very little west side (small ditch area). Snow removal done to within 1 foot of
- doors. Customer responsible for the door area snow removal
- A total of five auctions conducted in ten years. None conducted in the past three years
- Very little turn over-"people have figured out that adding an additional stall to a garage (when possible)
- will add more to their tax bill than what it costs to lease a unit...never mind the build -costs
- All buildings have a 42"rost footings on every building"-not required by code
- All ceilings are insulated--another upgrade I
- Owner's direct involvement over the past three years has been virtually nonexistent... _

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