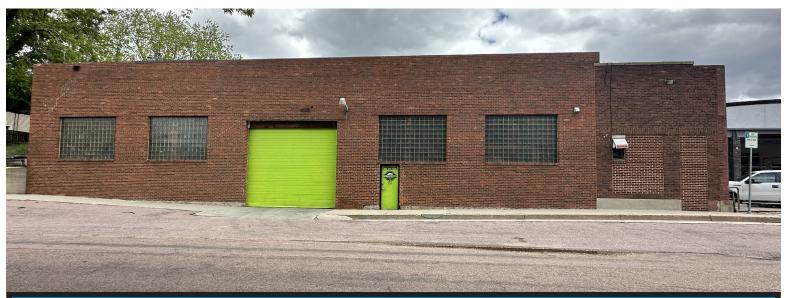


# FOR SALE: 210 N. Fairfax Ave.



### **PRICE:**

• \$1.5-Million

#### SIZE:

□ 14,160 SF

#### **ZONING:**

- C-2 Commercial
- RE2 Primary Form

### **FEATURES:**

- Heated Warehouse/Storage
- Clear Height 14' to bottom of bar joists
- Over 20' to roof deck

- Security System 24-hour monitoring
- 12' Overhead Door
- Real Estate Taxes = \$3,145/year

#### **DESCRIPTION:**

- Downtown warehouse space at 8th Street & Fairfax Avenue
- Just minutes away from everything in the Central Business District
- Built in 1946

Ron Nelson, CCIM

C: 605-728-7600

E: Ron@Ncommercial.com



Steve Herman

C: 605-351-1960

E: Steve@Ncommercial.com

<sup>\*</sup> Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



## **PHOTOS**



Looking East, front to back
Wide open space - 14' to bottom of bar joist - Pitched Roof Height - Over 20'



Looking West, back to front 12' Entry Garage Door in Background

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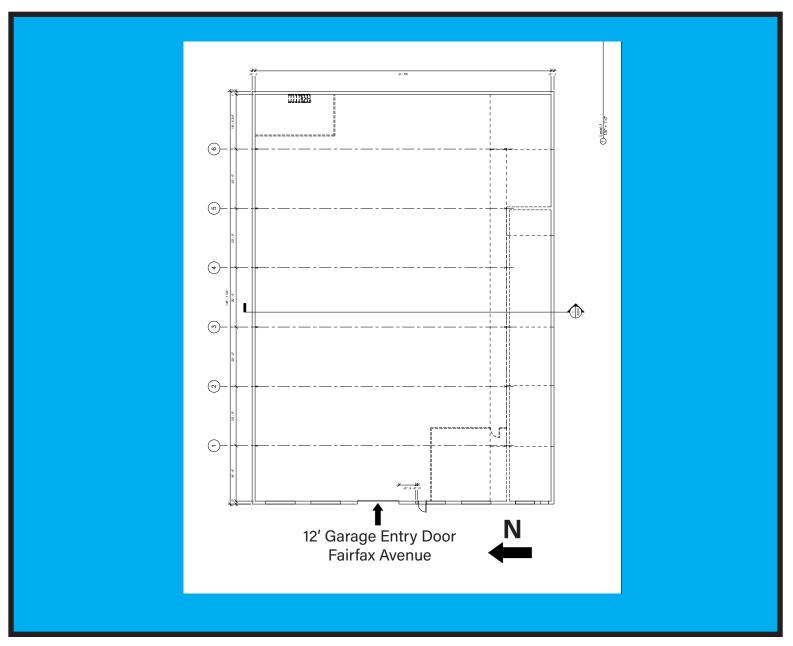
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## SPACE PLAN



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## **AERIAL**



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## **AERIAL**

## Just minutes from all points Downtown Sioux Falls



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