



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:

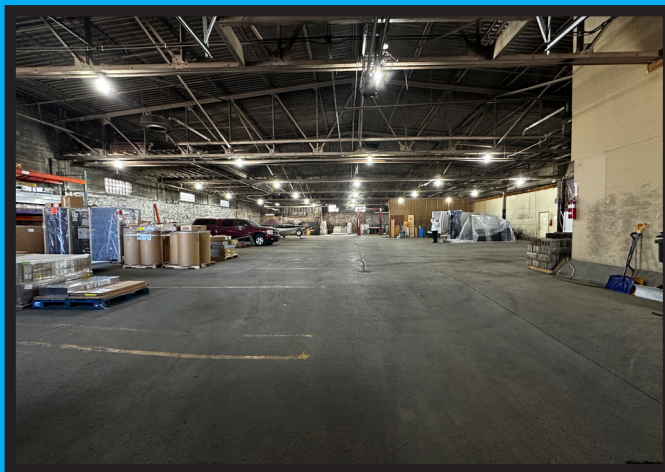
- Downtown warehouse space at 8th Street & Fairfax Avenue
- Just minutes away from everything in the Central Business District
- Built in 1946

Ron Nelson, CCIM
C: 605-728-7600
E: Ron@Ncommercial.com



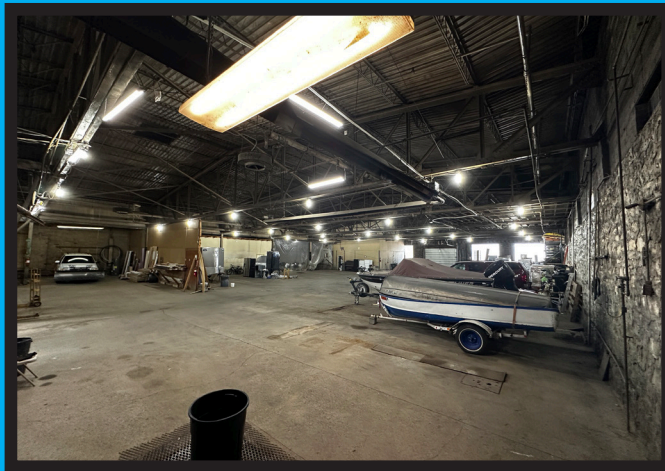
Steve Herman
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www.Ncommercial.com



Looking East, front to back

Wide open space - 14' to bottom of bar joist - Pitched Roof Height - Over 20'



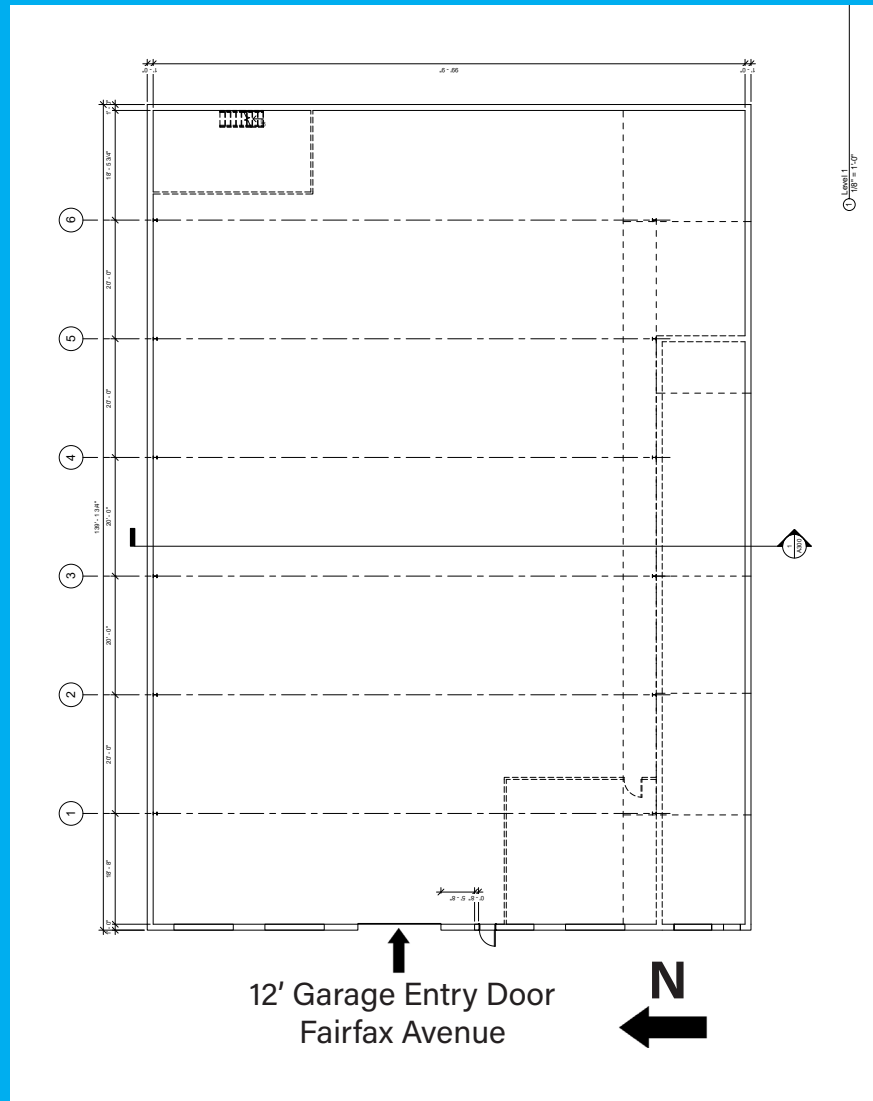
Looking West, back to front
12' Entry Garage Door in Background

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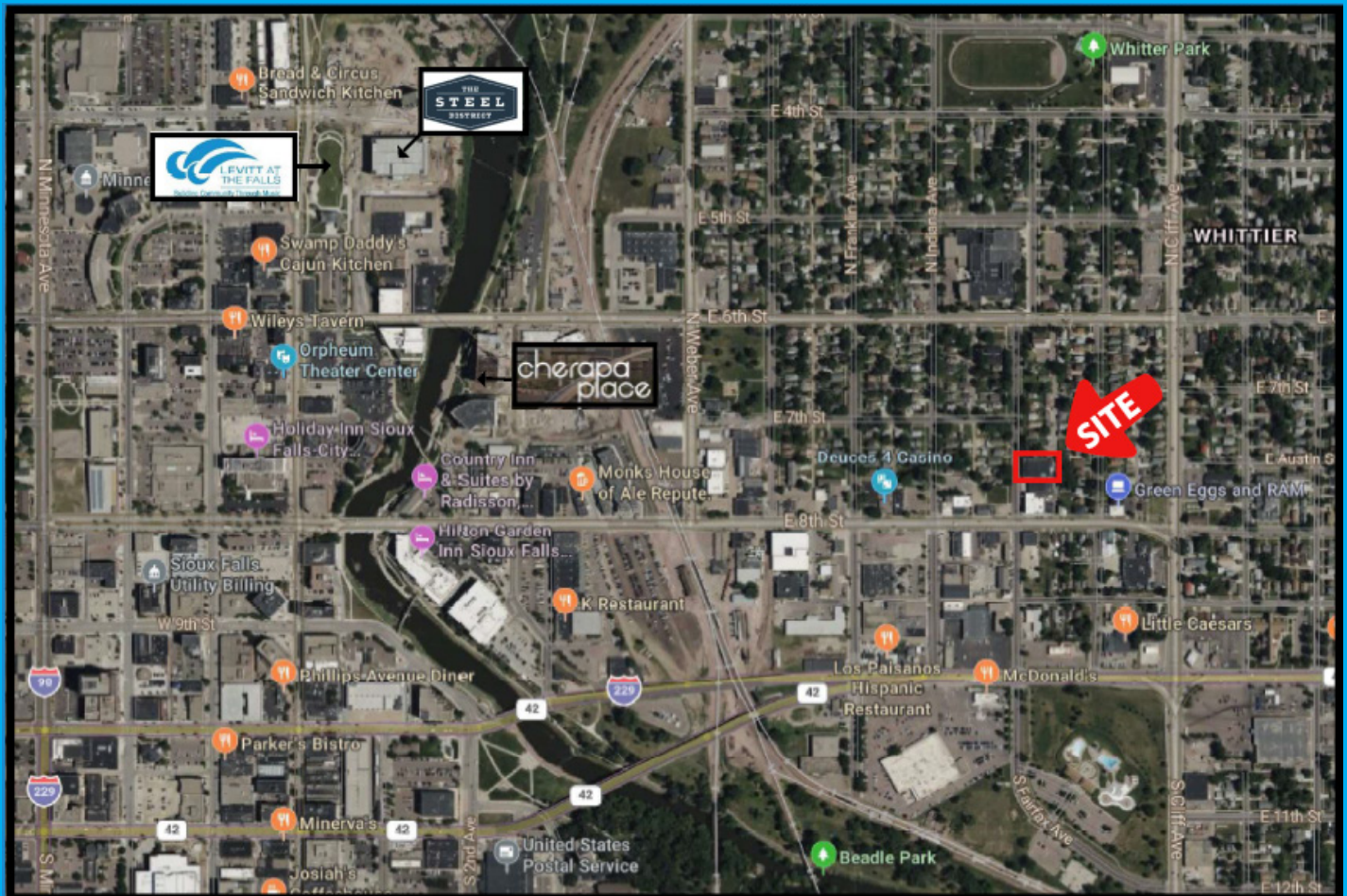
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**Just minutes from all points
Downtown Sioux Falls**



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