

Big Time Storage Gateway Addition

3512 - 3516 S. Gateway Lane, Sioux Falls, SD 57106

For Sale: Varies Per Unit



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NAI Sioux Falls

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AMENITIES

- In-floor heat
- Private walk-thru door in each unit
- Insulated garage door in each unit
- Water and electric hook-ups
- Community bathroom - or modify your unit and add a personal bathroom
- Gated community
- 18' - 20' sidewalls
- Full security system
- Building is fully sprinklered
- 100 amp electrical panel – 125 amp max
- Purchase one or multiple units - customize to fit your needs
- Estimated monthly HOA fees (snow/lawn care, misc upkeep) \$35-\$75 depending on unit size

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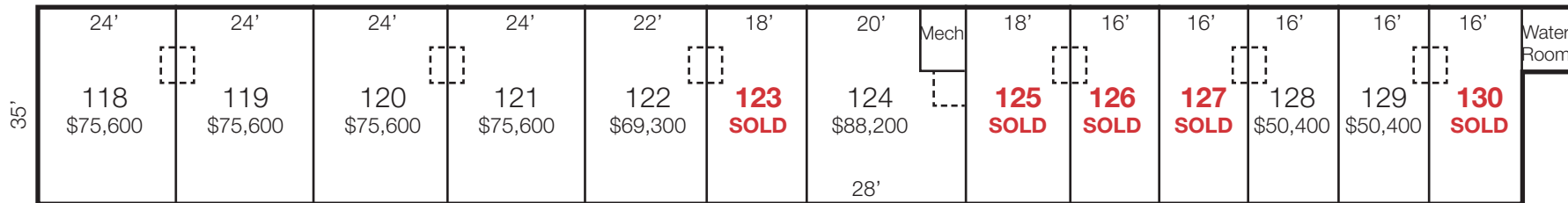
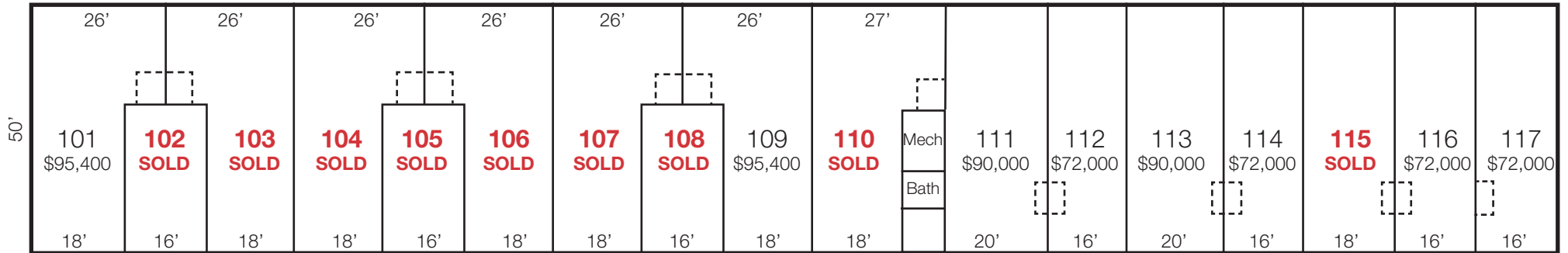
PRICING - Estimated 2017 Real Estate Taxes for entire complex \$30,000

Unit #	SF	\$	Estimated 2017 RE Taxes	Unit #	SF	\$	Estimated 2017 RE Taxes
101	1060	\$95,400	\$1,296	118	840	\$75,600	\$1,059
102	480	SOLD	\$609	119	840	\$75,600	\$1,059
103	1060	SOLD	\$1,296	120	840	\$75,600	\$1,059
104	1060	SOLD	\$1,296	121	840	\$75,600	\$1,059
105	480	SOLD	\$609	122	770	\$69,300	\$969
106	1060	SOLD	\$1,296	123	630	SOLD	\$789
107	1060	SOLD	\$1,296	124	980	\$88,200	\$1,209
108	480	SOLD	\$609	125	630	SOLD	\$789
109	1060	\$95,400	\$1,296	126	560	SOLD	\$699
110	1088	SOLD	\$1,314	127	560	SOLD	\$699
111	1000	\$90,000	\$1,239	128	560	\$50,400	\$699
112	800	\$72,000	\$999	129	560	\$50,400	\$699
113	1000	\$90,000	\$1,239	130	560	SOLD	\$699
114	800	\$72,000	\$999				
115	900	SOLD	\$1,119				
116	800	\$72,000	\$999				
117	800	\$72,000	\$999				

Available Units

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 Future Bathroom

*Rough dimension measurements, buyer to confirm

AERIAL

Big Time Storage Gateway Addition

3512 - 3516 S. Gateway Lane, Sioux Falls, SD 7106



AERIAL

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3512 - 3516 S. Gateway Lane, Sioux Falls, SD 57106



PHOTOS

Big Time Storage Gateway Addition

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