

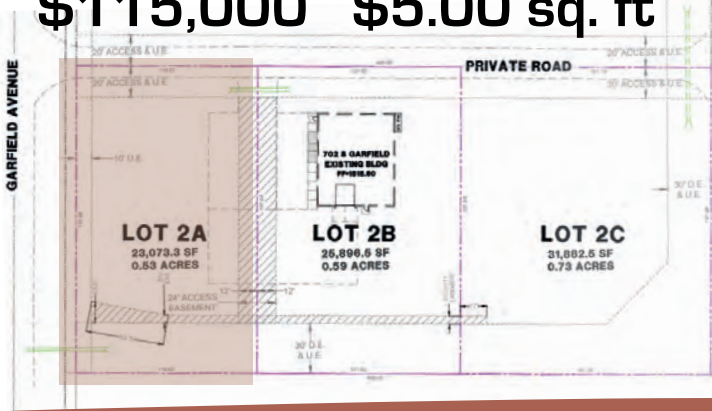


TALL TINES
TROPHY PROPERTIES™

DELL RAPIDS LOTS AND BUILDING

LOT 2A

\$115,000 \$5.00 sq. ft



This lot has great visibility from the busy road of Garfield. It has a joint access easement with LOT 2B, and there is water and sewer added in the southwest corner of the lot. The property is currently listed as light industrial, which provides many different business options. The lot has 23,073 sq. ft. of space to build your perfect business. The owner is a general contractor and can help you build the perfect place.

- ◆ **Great Visibility**
- ◆ **Light Industrial**
- ◆ **Easy Access**
- ◆ **City Sewer and Water**

LOT 2B

\$385,000

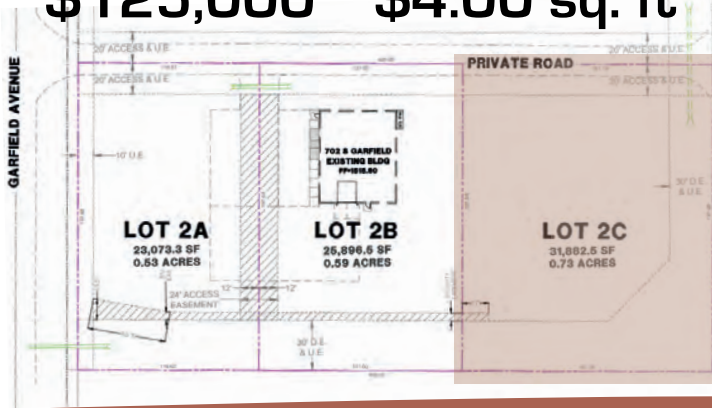


This newly constructed heated shop offers functionality and convenience for various uses. It includes a bathroom, floor drain, and interior water spigot, making it suitable for year-round work. The shop features four 14' x 14' overhead doors and four walk-through doors for easy access. Inside, it has bright LED lighting, multiple electrical outlets, and efficient electric heating for year-round comfort. Ideal for business, storage, or personal projects, the property is move-in ready and versatile.

- ◆ **5,500 sq.ft. Shop**
- ◆ **Bathroom**
- ◆ **3,000 sq.ft Heated**
- ◆ **City Sewer and Water**

LOT 2C

\$125,000 \$4.00 sq. ft



This lot and access has great flexibility regarding how you want to place your building. City sewer and water is located in the southwest corner of the lot. The property is currently listed as light industrial, which provides many different business options. The lot has 31,882 sq. ft. of space to build your perfect business. The owner is a general contractor and can help you build the perfect place.

- ◆ **Flexible Access**
- ◆ **Light Industrial**
- ◆ **Large Lot**
- ◆ **City Sewer and Water**

INTERESTED IN ANY
OF THESE PROPERTIES?

CONTACT US!



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