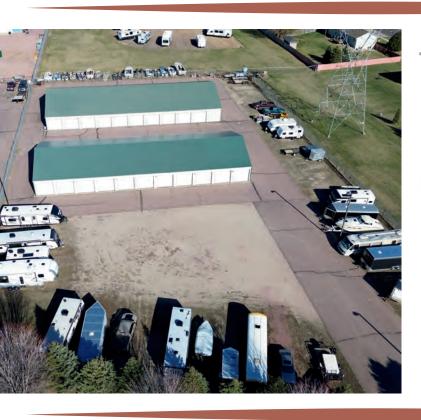


HARRISBURG STORAGE FACILITY \$1,050,000



PROPERTY FEATURES

- 14,400 sq.ft buildings
- 52 units Indoor
- ♦ 50 outdoor spots
- 8,500 Additional Building
- Secured fence

Are you looking to start your own business while you continue to work? This is a great opportunity to purchase a storage unit business that has existing customers and room for growth on the property. There are 52 storage units and 50 outdoor parking spots. There is room for an additional 8,500 square foot building that can be added in the future. The property is fenced in and secure. Please contact Jamie Nielson with Tall Tines Trophy Properties for more information at 605-214-2273



605-214-2273 jamie.nielson@talltinesproperties.com WWW.TALLTINESPROPERTIES.COM



Current	To Market	Projected
\$36,000	\$36,000	\$43,200
\$36,960	\$36,960	\$44,352
\$4,800	\$4,800	\$5,760
\$24,000	\$24,000	\$12,000
		\$47,520
\$101,760	\$101,760	\$152,832
70%	90%	90%
\$71,232	\$91,584	\$137,549
Current	Current	Projected
\$17,500	\$17,500	\$26,250
\$3,500	\$3,500	\$5,250
\$900	\$900	\$1,350
\$900	\$900	\$1,350
\$1,200	\$1,200	\$1,200
\$1,140	\$1,140	\$1,710
\$1,140 \$1,200	\$1,140 \$1,200	\$1,710 \$1,200
-	-	-
\$1,200	\$1,200	\$1,200
\$1,200 \$26,340	\$1,200 \$26,340	\$1,200 \$38,310
	\$36,000 \$36,960 \$4,800 \$24,000 \$101,760 70% \$71,232 Current \$17,500 \$3,500 \$900 \$900	\$36,000 \$36,000 \$36,960 \$36,960 \$4,800 \$4,800 \$24,000 \$24,000 \$101,760 \$101,760 70% 90% \$71,232 \$91,584 Current Current \$17,500 \$17,500 \$3,500 \$3,500 \$900 \$900 \$900 \$900

Disclaimer: Financials provided are estimates of the existing property.





