



ASSAMTM
COMPANIES

**Kyburz-Carlson Aberdeen Building
Office | Shop | Industrial**



**617 Production Street N
Aberdeen, SD 57401**



Size

4.38

Acres +/-



Price

Total:
\$2.6 Million

Contact Listing Broker for
Details



Zoning

I-2

Unrestricted Industrial

≡ Site Summary

- This commercial property, newly constructed in 2024, offers approximately 3,300 square feet of modern office space featuring five private offices, a welcoming reception and lobby area, a dedicated bid room, a fully equipped conference room, a comfortable breakroom, and generous storage space.
- Complementing the office area is a 7,900-square-foot shop, thoughtfully designed for operational efficiency. It includes a separate office and restroom, multiple equipment maintenance bays, a fully functional wash bay and fenced in storage yard—ideal for supporting a wide range of commercial or industrial activities.
- All of this is situated on 4.38 acres in a prime location at the edge of town, offering both convenience and room for future growth.

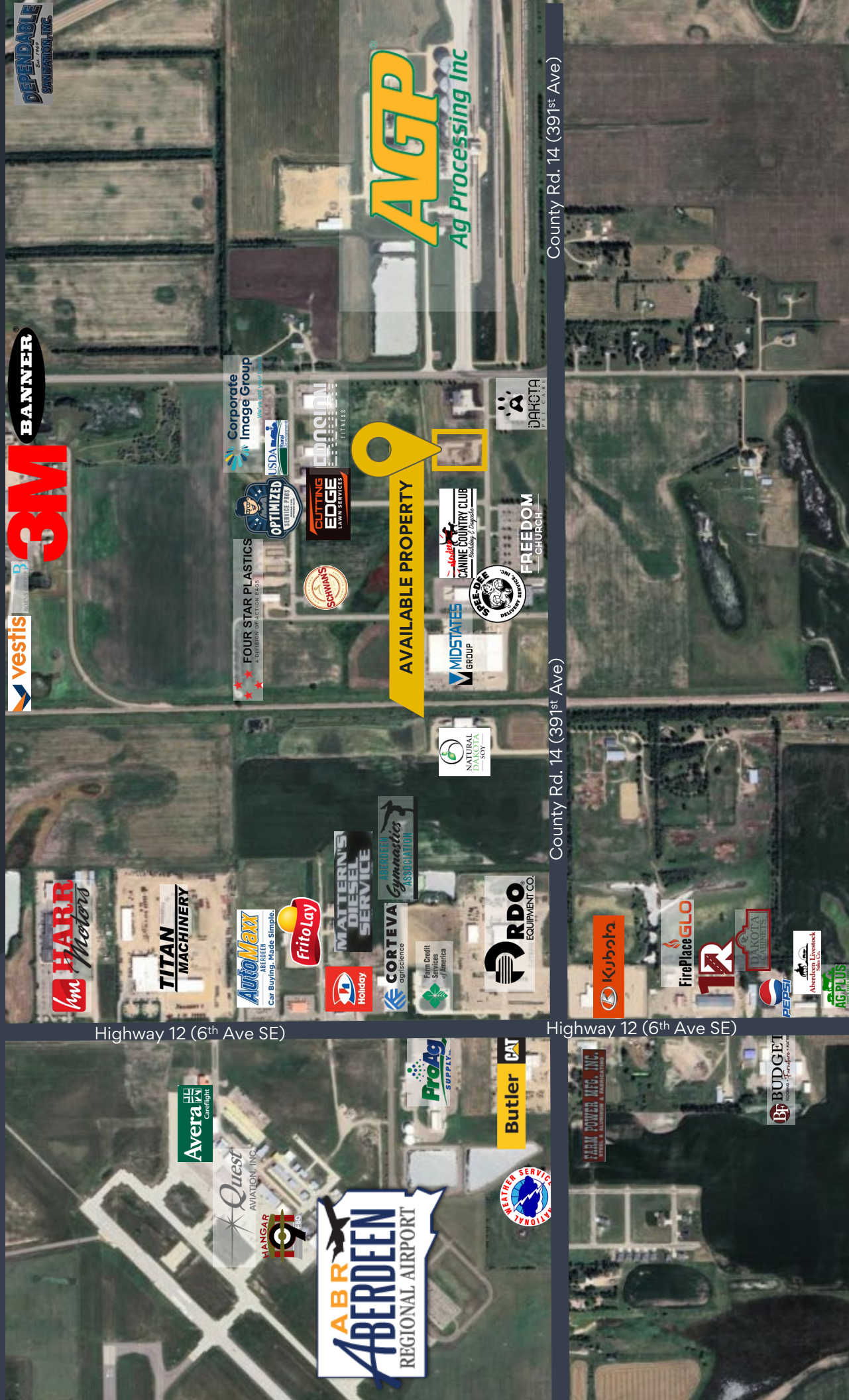


Samuel Assam | President & CEO

Phone: (605) 334 - 8040

Email: sam@assamcompanies.com

Address: 530 S. Phillips Ave, Sioux Falls, SD 57104



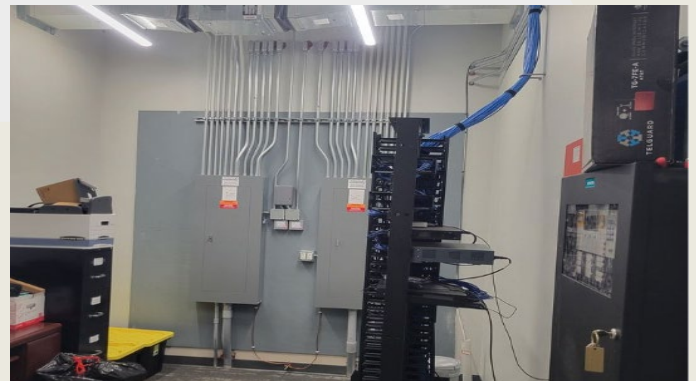
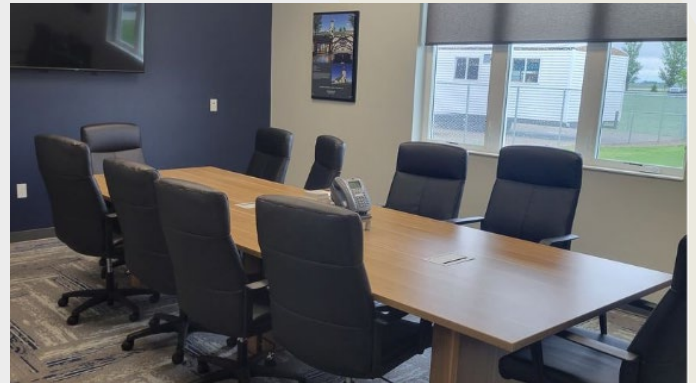
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Photo Gallery



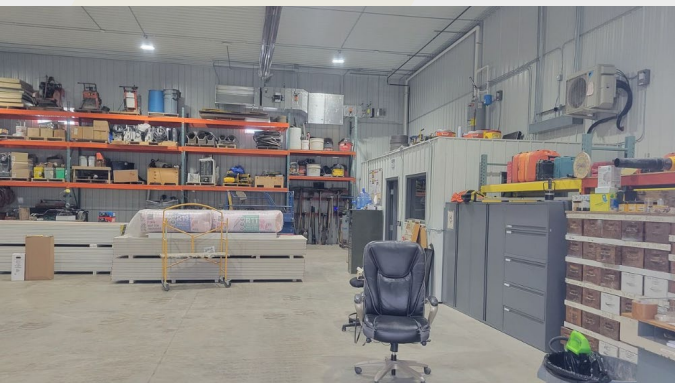
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