

ALL FIELDS DETAIL



MLS #	25111	Selling	Assets
Status	ACTIVE	Legal Form	Sole Proprietor
Type	CI Land w/Building	Current Use	Retail
Address	748 LaZelle St.	Liquor License	No
City	Sturgis	Malt Beverage	No
State	SD	On Premises	No
Zip	57785	Off Premises	No
Area	Sturgis		
Class	COMMERCIAL/INDUSTRIAL		
Asking Price	\$195,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Number of Acres	0.17	Agent	David Wilson - Cell: (605) 490-9959
Listing Office 1	Sturgis Real Estate Company - Main: (605) 347-7579	Comp Offered Coop Broker	2.75
Comp VRC Y/N	No	Earnest Money	Held at Listing Office
Lot Size	50x150	Frontage	50'
Listing Date	11/29/2007	Expiration Date	8/29/2009
Business Name	Dish Network	Owner Name	Lenora Werth
What is for Sale	Corner concrete parking lot with office building. Hi-way frontage and Rally location.	Legal	Lots 31 and 32 less Hi-way right-of-way lot H-1, Block 8, McMillans East Addition to the City of Sturgis, Meade County, SD
Approx Building SQFT	407	# of Building Levels	1
Year Built	96	Year Remodeled	2000
Directions	Located on the corner of LaZelle Street (hi-way's 34 East & 79) and Sly Street.	Update Date	1/23/2009
Status Date	11/30/2007	HotSheet Date	12/15/2008
Price Date	12/15/2008	Input Date	11/30/2007 1:09:00 PM
Associated Document Count	0	Original Price	\$249,000
Days On Market	475		

FEATURES

CONSTRUCTION	SHOWING INSTRUCTIONS	SYSTEMS	EXTRAS
Frame	Key In Office	Breaker	Furnished
SIDING	Other-See Remarks	UTILITIES-ELECTRIC	Hi-Traffic Location
Wood Siding	BASEMENT/SUBSTRUCT	BHPL	High Visibility
ROOF	Slab	UTILITIES-WATER	Highway Access
Cedar Shake	HEATING	City Water	Restrooms
Wood Shingle	Electric	PARKING	Window Coverings
DOCUMENTS ON FILE	Baseboard	Parking Lot	ZONING-STURGIS
Lease	COOLING	Street Parking	Highway Services
Legal Description	Refrig. Wall Unit	18 Wheel Acc	TERMS
Photographs	UTILITIES	18 Wheel Park	Cash
Plat Map	Electric Master Meter	OCCUPANT	POSSESSION
	Water Master Meter	Owner	Negotiable

FINANCIAL

Possession	At Closing	RE Taxes \$	2067.12
RE Tax Year	08		

REMARKS

Great corner Lot on a year a round & rally high traffic street and hi-way. Excellent exposure to local traffic and to the campgrounds, concert venues and other attractions east of Sturgis. This newer built facility features a nice draining concrete lot, some lot lighting, nice attractive office building with wood siding, cedar shake shingles, restroom, shower, baseboard heating, outside water hydrant, external electrical outlets, lighted sign and more.

ADDENDUM

Building is currently lease in the winter to Dish Network. To show inside of building call agent.

ADDITIONAL PICTURES



DISCLAIMER

Not intended for public use. Data contained herein is provided by the listing agent and is believed to be accurate, but should not be relied upon without verification.