



Kringen Investment Property

FOR SALE

1527, 1527 1/2, 1533 and 1533 1/2 NW 2nd Street Madison, SD, 57042



Price

\$750,000
Addl. Pricing: NNN

Details

Type: Office, Investment
Space Available: Fully Occupied
Lot / Land Area: 87,834
Available: Immediately
Zoning: HB, Highway Business District
Taxes: Tenant
Utilities: Tenant
Stories: 1
Baths: 3+
No. Units: 4
Parking: On Site, Paved
Parking Capacity: 21-50
Construction: Frame
Floors: Carpet, Ceramic
Roof: Wood Shingle, Rubber
Heat: Central
Heat Source: Natural Gas
Air Conditioning: Central
Services: Sanitation Sewer, Natural Gas, City Water
Safety Features: Exterior Lighting
Terms: Cash
Showing Instructions: Call Broker
Possession: Immediate
Access: US Highway
Road Surface: Asphalt, Asphalt

Fully leased investment property located on the Highway 34 business district in Madison, South Dakota.

Three office buildings on a 87,834 square feet site. Property is zoned Highway Business District.

Income is \$72,302.28 NNN annually for the entire property and the lease expires on 6-30-2021. One master lease covers all buildings. Approximately a 9% cap rate.

Building A: 3,233 sq. ft. built in 1961 with updates/additions in 2001 and 2007.

Building B: 7,012 sq. ft. built in 1949 with updates/additions in 1968, 1973 and 2002.

Building C: 2,688 sq. ft. built in 2001.



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Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed



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