

Oahe Valley Health Center

202 Island Drive Fort Pierre, SD, 57532



See attached video tour!

Fully occupied clinic/pharmacy facility in Fort Pierre, SD

Clinic occupies 78% of the facility

Pharmacy occupies 22% of the facility

Two years remaining on the leases in place

8.9% cap rate

Built in 2006, excellent condition

Contact broker for financial information and showing instructions

FOR SALE

Price

\$1,395,000

Addl. Pricing: Cash upon Closing

Details

Type: Office, Investment

Space Available: 9,745

Lot / Land Area: 38,998 SF

Available: Negotiable

Zoning: Commercial

Taxes: 17,950

Utilities: Tenant

Year Built: 2006

Stories: 1

Baths: 3+

Parking: On Site

Parking Capacity: 21-50

Construction: Frame

Floors: Carpet, Tile

Roof: Composition

Heat: Central

Heat Source: Natural Gas

Air Conditioning: Central

Loading: None

Safety Features: Exterior Lighting

Terms: Cash

Showing Instructions: Appointment Necessary, Call Broker

Possession: Negotiable

Access: Country Road

Road Surface: Asphalt, Asphalt

Disability Access: Ramped Entrance

Sale Includes: Building(s), Land

Disclosure: Information Deemed...

Information deemed Reliable but not Guaranteed



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Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed