

FOR SALE | REAL ESTATE

PROPERTY INFORMATION

Price Adjustment

Steve's Repair Building

Address: 47174 Haylie St.

Sioux Falls, SD 57107

Property Type | Industrial building/land Sale

Price | \$927,500.00

Unit Price | Sold as One Unit

Added Asphalt to site- see attached Invoices



PROPERTY OVERVIEW

9,500 sq.ft. metal building with built out office area and two ADA bathrooms. Office is heated and cooled. Shop area is heat only.. Includes two 25x90 rental bays (occupied) one ADA bathroom each Situated on +- 1.43 Acres, +- 62,320 sq.ft. Quick access to I-29 and 90!

All showings must go through listing agent!

CONTACT INFORMATION

Mark Luke Real Estate, LLC | Structured Success

MARKLUKE.com | 4603 N. Cliff Ave., Sioux Falls, SD 57104

C 605-370-6770

p 605-370-6770 | f 605-370-6607 | e mark@markluke.com

PROPERTY DETAILS

Legal Description: Lot 2, block 1 Green Valley Addition, NE ¼ of Section 12- T102N, R50W of the 5th P.M. 47174 Haylie St., Sioux Falls, SD 57107 in Minnehaha County. County Parcel #86529

Lot size: +- 62,320 sq.ft. (Approx. 1.43 Acres), Zoned I1 Light Industrial

Pre-engineered metal building built in 2017, +-9,500 sq.ft. (90'x 100' x 17' eave) 7 walk doors, 8- 14'Hx14'W Insulated OHD with operators and remotes. Includes a 20'x25' office addition (heating and cooling) with two ADA bathrooms. Includes two 25'x90' rental bays (leased) with one ADA bathroom, two walk doors and overhead doors each.

A waste oil heater heats all shop areas, including rental bays, via underfloor heat. Separately metered water and electrical services. All bays are 200 amp service, 208 power. Rental bays have drain channels.

Steve's Repair bays have two oil change/repair in-floor tunnels.

Financial Information on the rental bay(s) requires NDC.

Taxes: \$6370.00

New asphalt



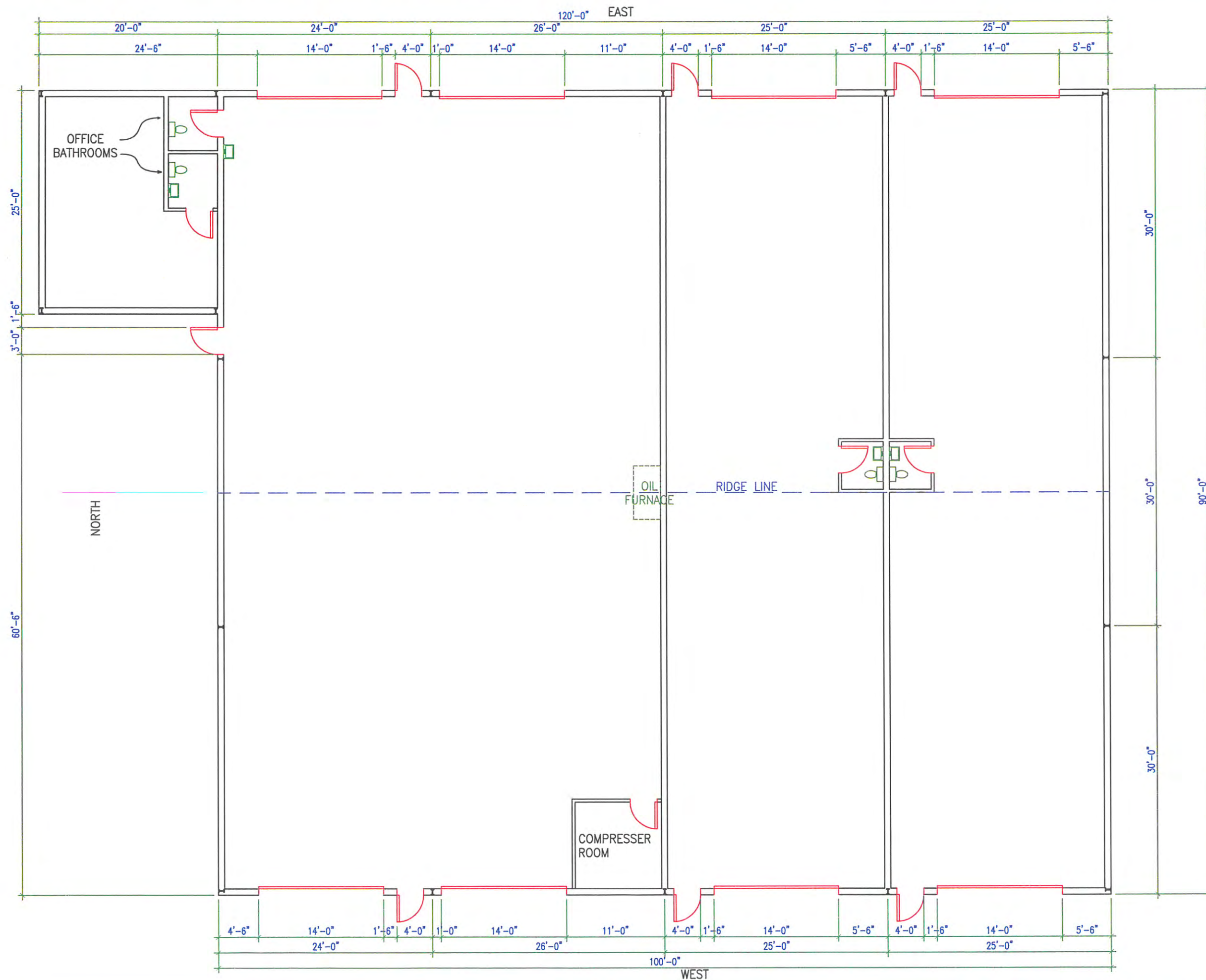






Each Rental Bay:





JAMES STEEL, Inc.
 3608 EAST SD HIGHWAY 50, YANKTON, SOUTH DAKOTA
 PHONE: 605-689-7321 --- FAX: 605-689-7324

No.	Revision/Issue	Date

File Name and Address
STEVE SCHREINER
 SIOUX FALLS, SD

Project Name and Address
REVISED PRELIMINARY PLAN
 SIOUX FALLS, SD

Project STEVE16	Sheet A1
Date 07/21/16	
Scale 3/32	

Box 733 - 3608 East SD Hwy 50
YANKTON, SD 57078



PHONE: 605-689-7321
FAX: 605-689-7324

PROPOSAL FOR
STEVE SCHREINER
SIOUX FALLS, SD PROJECT

July 22, 2016

We are pleased to quote to you the following all steel building for your consideration:

1 - 90' x 100' x 17' high with a 25' x 20' x 17' low side 19'-1" high side, Varco Pruden pre-engineered all steel building. The building to be of Ridged Frame clear span design with tapered columns, continuous Beam CB-1 with interior post at 45', and post and beam endwalls, 2012 IBC building code, 20# live load, 1# collateral load, 40# ground snow load, a 115 mph wind load, wind exposure "B" with a 1" in 12" roof pitch. Walls to be 26 gage KXL colored Panelrib Panels (25 year paint warranty) with mitered eaves and crimped at the base. The roof to be 26 gage Galvalume Panelrib Panels with stainless steel cap fasteners (20-year material and a 10-year leak warranty).

Accessories would include the following:

- G-30 Galvanized wall girts and roof purlins to deter rust between the panel and purlin.
- 7 - 3070 x 1 3/4" pre-finished 20 gage steel walk doors and 16 gage frames complete with keyed lever locks, 3 heavy-duty 4 1/2" hinges, security latch guards, and closers.
- 8 - 14' x 14' 592 Series Thermacore 26 gage white steel insulated commercial Overhead Doors complete with torsion springs, perimeter weather seal, electric operators with remote and 1 view lite.
- 10' Simple Saver insulation in the entire roof (R-32).
- 8' Simple Saver insulation in the walls of main building and office including common wall between the two (R-25).
- Full gutters and downspouts.
- 424' of 8' high 29 gage white liner on all exterior walls and one side of partition wall.
- Stamped foundation plans.
- An extra girt at 3'-6".
- Necessary anchor bolts.

Box 733 - 3608 East SD Hwy 50
YANKTON, SD 57078



PHONE: 605-689-7321
FAX: 605-689-7324

PROPOSAL FOR
STEVE SCHREINER
SIOUX FALLS. SD PROJECT

July 22, 2016

Partition wall to include:

2 - 90' full height partition walls to be constructed of 8' Cee Channel complete with 8' Simple Saver Insulation (R-25) and full height 29 gage white liner panel on one side (other side to be 8' high).

Our price includes all necessary labor, material, 6.5% sales tax, excise tax, stamped pre-engineered building plans and Builders Risk Insurance during time of construction for the complete erection of the above described project on the owners clean and level concrete foundation.

Not included in the price at this time are interior finishes, interior walk doors, plumbing, heating, electrical, site preparation, fill, building permit, windows, carpentry work, firewalls, sheetrock, liner panel in the office area, concrete work, or architectural fees.

This price is good until August 8, 2016.

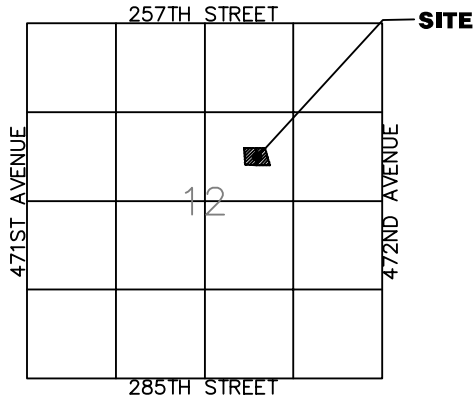
Alternate #1 :

Concrete to include 8" x 42" trenched foundation reinforced with all necessary rebar. Floor to be 6" concrete reinforced with fibermesh complete with 4" of gravel fill under floor. 3 - Single sump floor drains complete with lids (Plumbing by others). All concrete to have a 3,500 pound test strength.

Price includes material, labor, sales and excise tax.

**PLAT OF
LOT 2, BLOCK 1
GREEN VALLEY ADDITION**

**IN THE NE 1/4 OF SECTION 12 - T102N - R50W OF THE 5TH P.M.,
MINNEHAHA COUNTY, SOUTH DAKOTA**

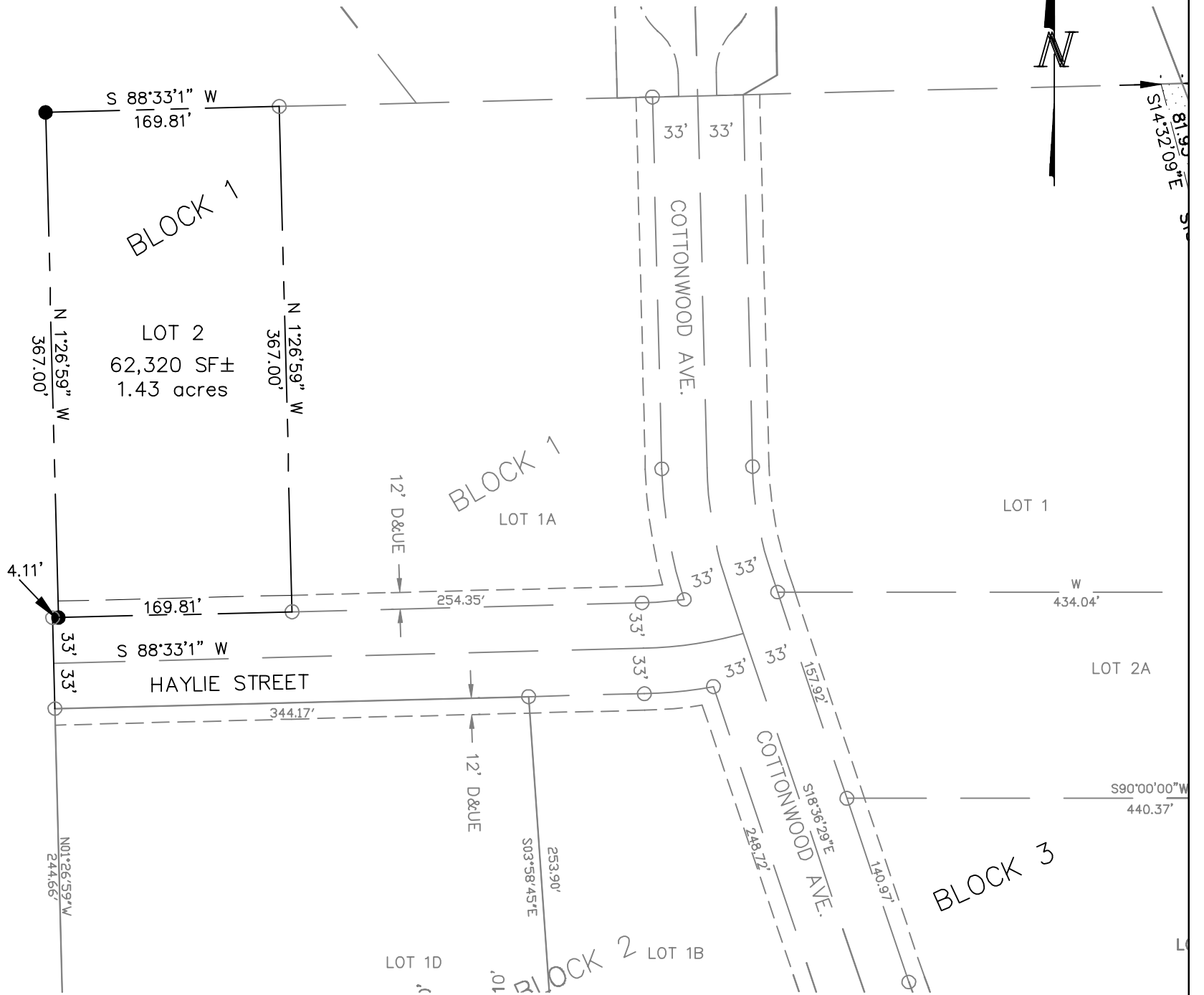
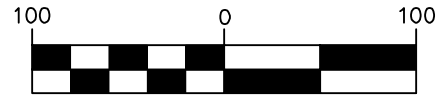


VICINITY MAP
SEC 12, T102N, R50W

- = FOUND IRON PIN
- = SET PIN W/ CAP # 6972

= DRAINAGE EASEMENT
(CENTERED ON PROPERTY LINE)

= 12' D&UE = 12' WIDE DRAINAGE & UTILITY EASEMENT
(ADJACENT TO ALL FRONT PROPERTY LINES)



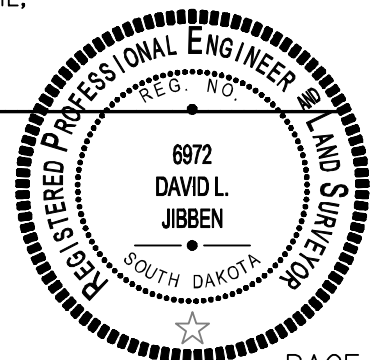
SURVEYOR'S CERTIFICATE

I, DAVID L. JIBBEN, OF DESIGN AND DEVELOP ENGINEERING, LLC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE MAY 10, 2013, SURVEY A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 102 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 2, BLOCK 1, GREEN VALLEY ADDITION IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 102 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA CONTAINING 1.43± ACRES.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 201__.

DAVID L. JIBBEN, RLS 6972

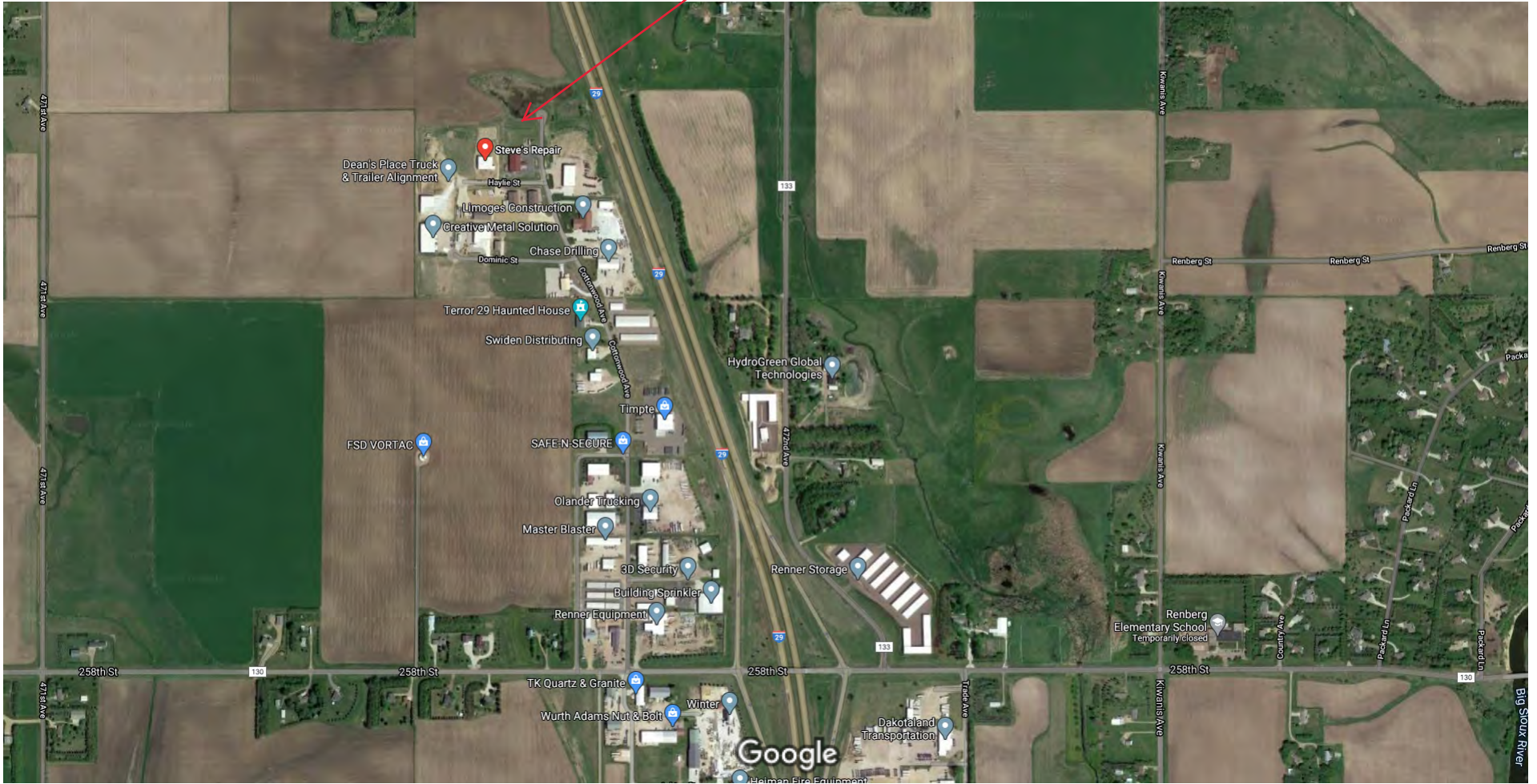


PREPARED BY: DESIGN AND DEVELOP ENGINEERING, LLC
600 LAKEVIEW CIRCLE
TEA, SD 57064
PHONE: (605) 214-1693

Steve's Repair



Subject property



Mitchell Construction Inc

25375 471st Ave
Baltic, SD 57003
605-359-7748

Invoice

BILL TO

Steve's Repair
47174 Haylie St
Sioux Falls SD 57107

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3743	08/06/2020	\$9,778.59	09/01/2020	Due on receipt	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
misc Parking lot	1	7,475.00	7,475.00T
misc Extra {East side of building	1	2,108.00	2,108.00T

Thank you for your business!

SUBTOTAL	9,583.00
TAX (2.041%)	195.59
TOTAL	9,778.59
BALANCE DUE	\$9,778.59

Invoice: 0651

Stevenson's Asphalt

P.O. Box 90056
Sioux Falls, S.D. 57109
605-360-1035
www.stevensonblacktop.com

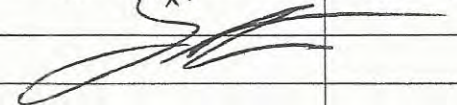
Bill To: Steve's Repair Date: 8/18/2020

Address: 47174 Haglio Street

City/State/Zip: Sioux Falls, SD 57103

DESCRIPTION:

paid in full
Check # 20044



Tax \$ 22,200⁰⁰
440⁰⁰

TOTAL: \$22,640⁰⁰

Received By: 