

886 E. HWY. 44, WINNER, SD COMMERCIAL BUILDING & SITE

\$100,000

THIS PROPERTY IS LOCATED IN A VERY VISIBLE AND CONVENIENT HIGH TRAFFIC LOCATION ON HWY 44 (WHICH RUNS FROM RAPID CITY TO SIOUX FALLS). LARGE LOT AND BUILDING COULD POTENTIALLY BE ANY BUSINESS AT THIS LOCATION! CALL NOW TO MAKE AN APPOINTMENT!



PROPERTY ZONE: COMMERCIAL
YEAR BUILT: 1982
BUILDING (SQ FT): 1800
LOT SIZE (SQ FT): 30,225
PARKING AREA (SQ FT): 28,245 (30 SPACES)
EFFECTIVE FRONTAGE (SQ FT): 172.5



VISIBILITY & ACCESS: GOOD, FROM HWY 44 (A MAJOR HIGHWAY FROM RAPID CITY TO SIOUX FALLS, SOUTH DAKOTA)
EXTERIOR SIDING: BRICK, METAL, WOOD
SIGNAGE: PYLON SIGN
LOCATION: IN WINNER CITY LIMITS, IN THE AREA WITH McDONALD'S, SUBWAY, EL TAPATIO, SMOKIN' BARRELS (ALL EATING ESTABLISHMENTS) AND SEVERAL HOTELS AND RESIDENTIAL HOMES)