



# VANTIS

COMMERCIAL REAL ESTATE

**For Sale**

130 N Main Street  
Salem, SD 57048

OFFERING MEMORANDUM

Barbara Bormann  
Listing Broker Associate  
C: 605-941-5478  
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[barbara@vantiscommercial.com](mailto:barbara@vantiscommercial.com)

# For Sale

## Highlights

Year Built: 1974- Salem Lumber Co.,  
Lot Size: 19,200sq. ft.  
Size of heated building: 1,500sq. ft.  
Cold Storage: 2,600sq. ft. damaged in the storm  
Parking: Off street parking  
Property type: Industrial  
Subtype: Workshop/Warehouse  
County: McCook  
Zoning: Commercial  
2021 Taxes: \$1,883.92

SALE Price: \$300,000.00  
Property type: Commercial

## Description

- Flexible, stand-alone industrial building
- Located on busy Main Street in Salem SD
- Overhead door 20'x14'
- Large yard for equipment storage
- Hookups for water and sewer
- 220 AMP, 3-phase Electrical Service
- Forced air heat
- Well maintained, sold "as is"
- Close to many amenities, shopping, banks, flower shop, cafes, post office, etc.
- Perfect for a user or investor
- Golf carts, trailer, and various tools, and more negotiable
- Please contact broker for details

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# Property Photos

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# Site Plan

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Aerial  
Photo

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# Market Overview Map



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