

VANTIS

COMMERCIAL REAL ESTATE



Sale Lease Back Office Building For Sale

320 S. 1st Street
Aberdeen, SD 57401

OFFERING MEMORANDUM

Scott Van Ginkel
Broker
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Amy Ibis
Broker Associate
(605) 359-4430
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For Sale

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Highlights

Price:	\$1,600,000
Building Size:	17,813 SF +/-
Main Floor:	8,735 SF
Lower Level:	8,658 SF
Upper Level:	420 SF
Lot Size:	1.21 Acres or 52,707 SF
Year Built:	1965
Zoning:	Commercial

Property Details

Sale Lease Back

The current tenant agrees to lease 7,328 SF
(5,149 SF Main Floor/2,179 SF lower level)

Contact Broker for details

Main Level Vacancy:	3,586 SF
Lower Level Vacancy:	6,479 SF

- Excellent location in the downtown business district
- Surplus of land available for re-development
- Excellent option for owner/user with additional rental income

Showings available by appointment only



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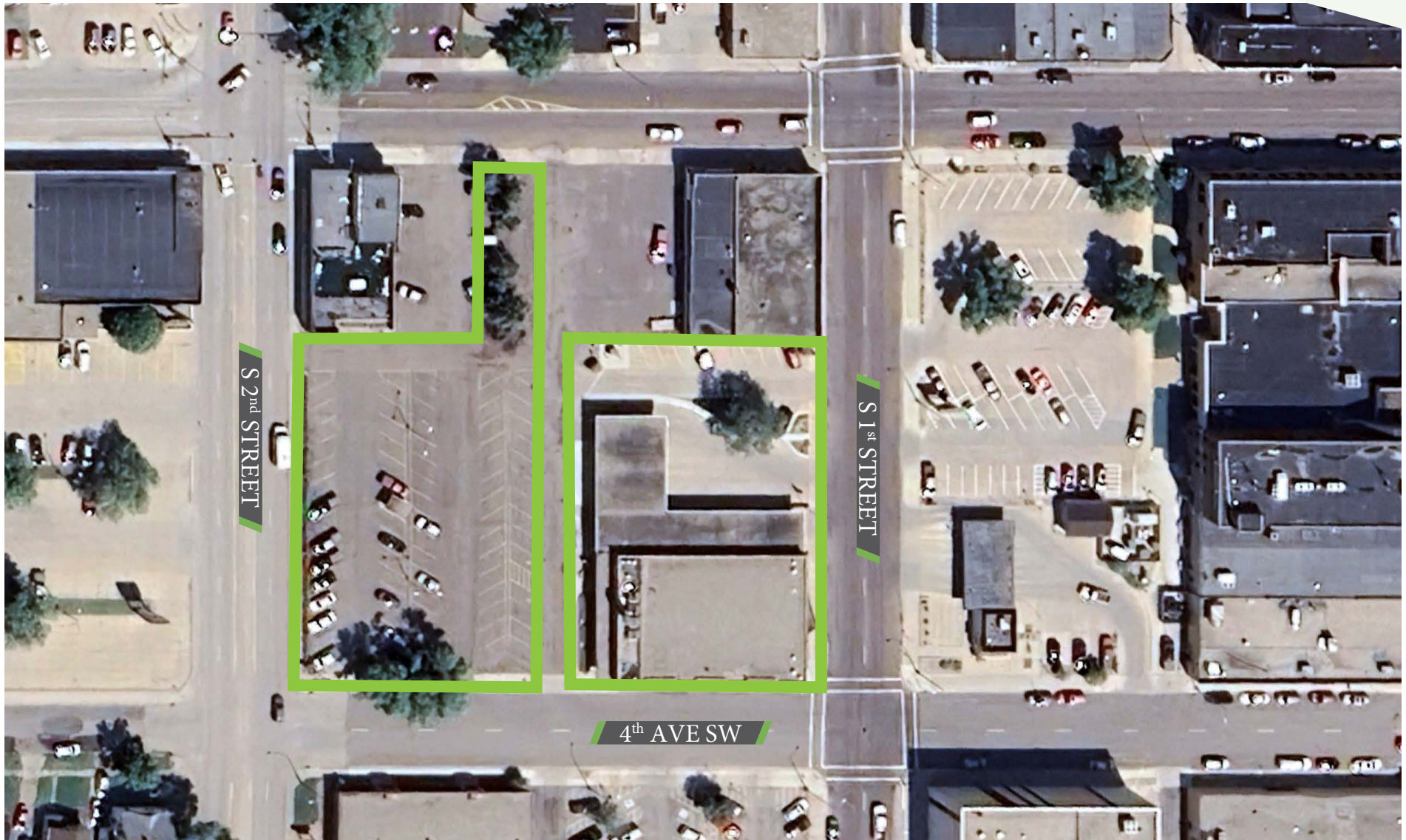
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Site Plan

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Aerial
Photo

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Market Overview Map



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