

FOR SALE

MITCHELL AUTO SHOPPE

BUSY CORNER LOT IN MITCHELL, SD



404 W 1ST AVENUE
MITCHELL, SD 57301



SIZE

Lot: 28,200 sq. ft.
Building: 944 sq. ft.
Garages: 1,800 sq. ft.



PRICE

\$450,000



LOCATION

NW Corner of
Sanborn Blvd. & 1st Ave.



TRAFFIC

Sanborn Blvd:
6,898 vehicles per day
1st Ave:
2,307 vehicles per day



DETAILS

- Has been used for a successful car dealership for over three decades
- Parking lot sealed in 2021
- Roof replaced in 2015
- HVAC replaced in 2020
- 2021 Taxes: \$3,936.30



CO-TENANCY

Clark Paving, Baker Bros Electric, Ciavarella Design, Chuck's Paint & Blinds, Big Daddy D's Catering, James Valley Community Center, Sturdevant's Auto Parts, Mitchell Public Library

Information deemed reliable, but not guaranteed.



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Sioux Falls, SD 57106
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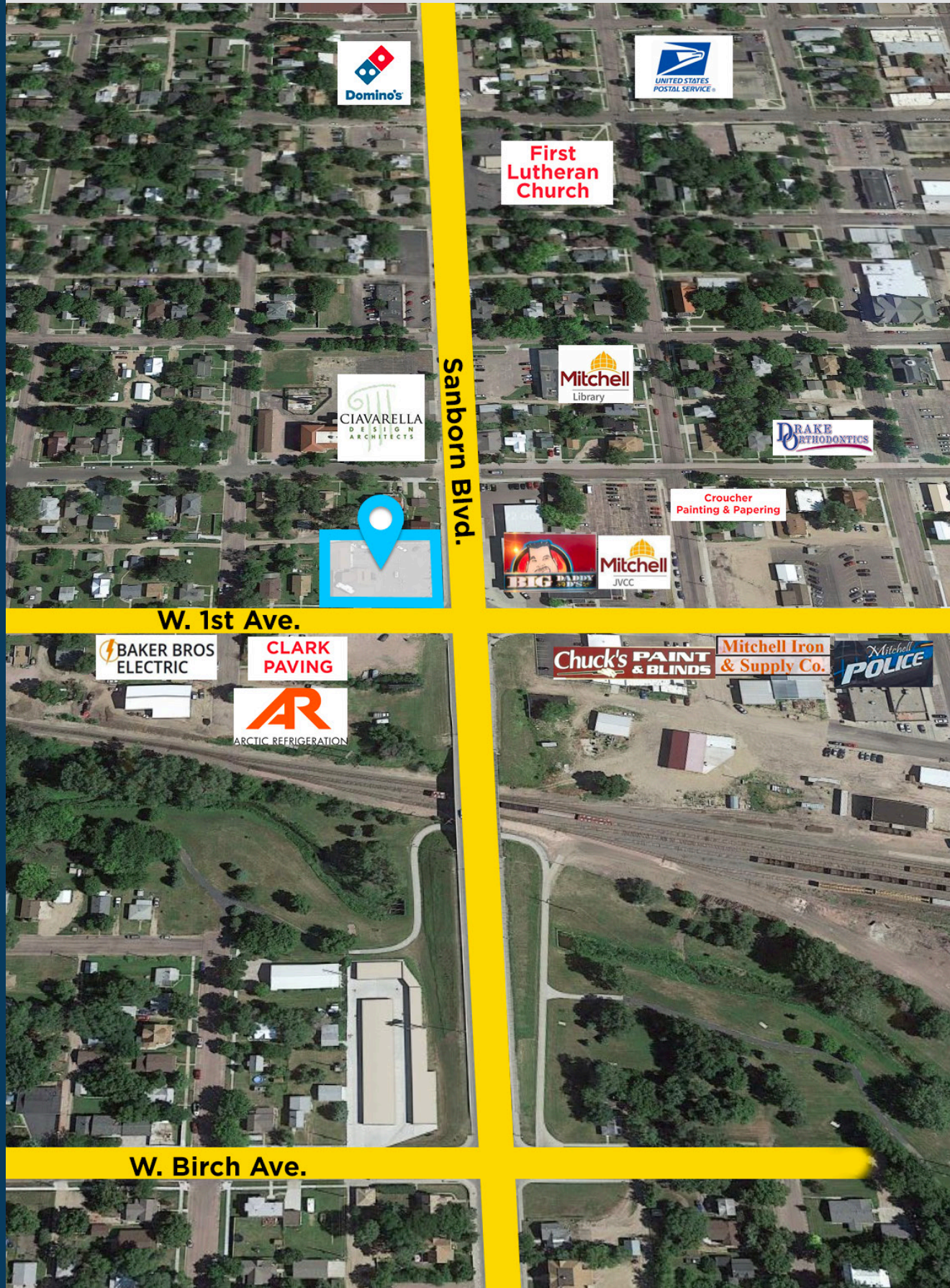


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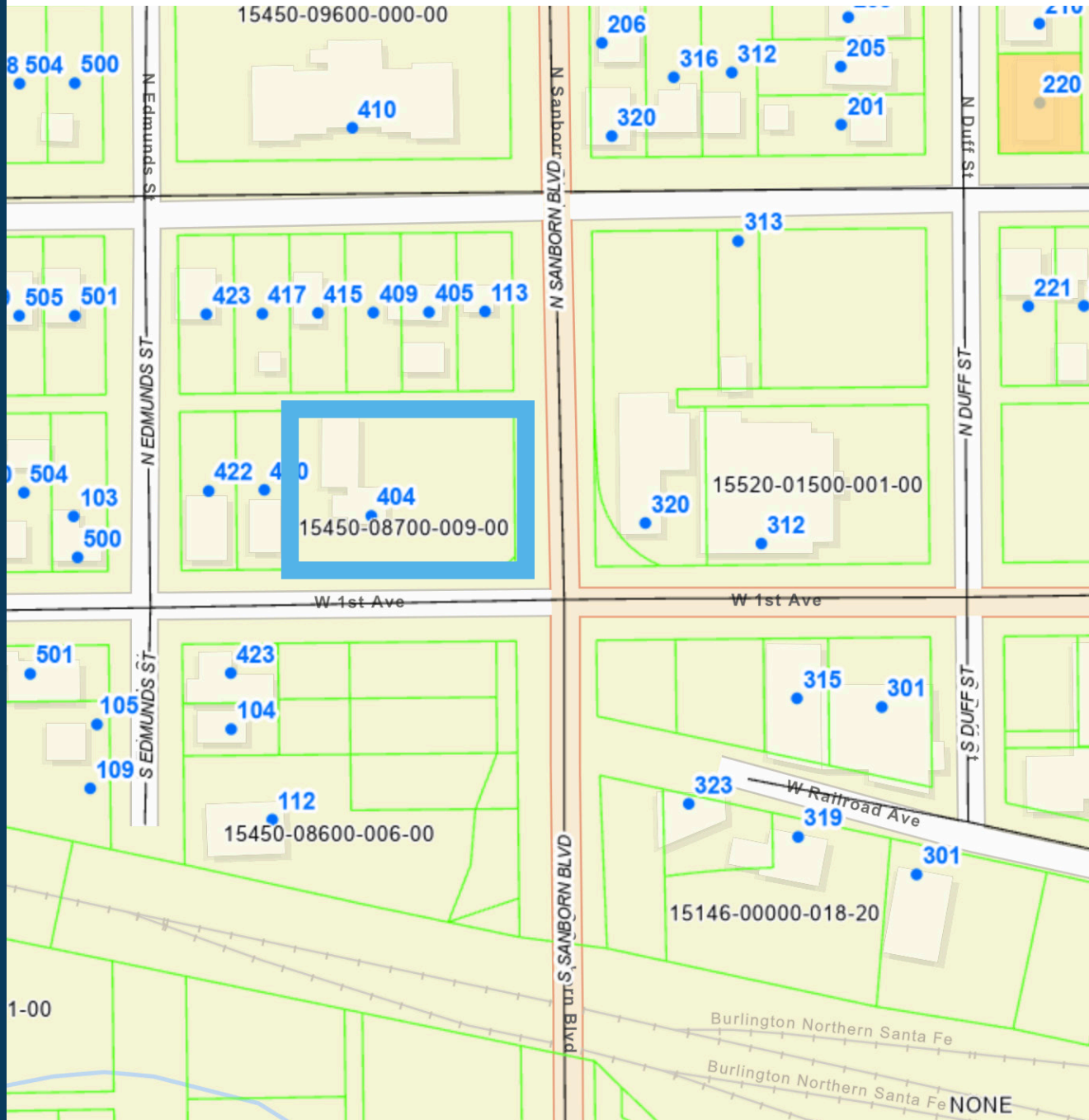


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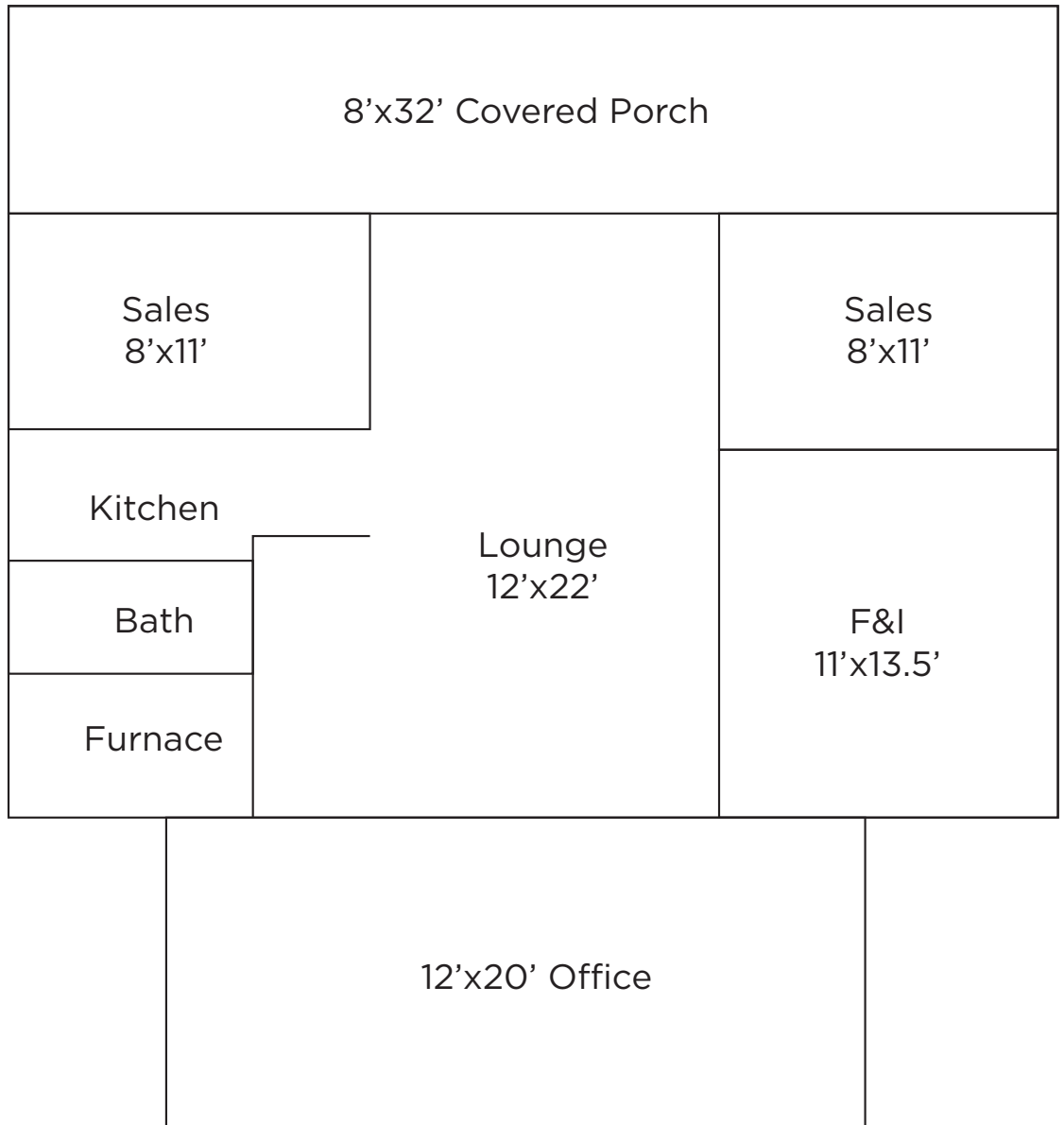
AERIAL MAP



PARCEL MAP



FLOOR PLAN



PHOTOS: EXTERIOR



PHOTOS: INTERIOR

