

DOLLAR GENERAL #17701

301 US 14E
DeSmet, South Dakota 57231

**FOR
SALE**



REPRESENTATIVE STORE PHOTO

INVESTMENT OPPORTUNITY – ZERO LANDLORD RESPONSIBILITIES!



SIZE

9,002 sq ft



PRICE

\$1,144,960
Absolute Net



CAP RATE/NOI

7.5% Cap Rate
\$85,872 NOI
*(Corporate Lease
guaranty in place)*



LOCATION

Located along US
14-E, the eastern
entrance to DeSmet,
South Dakota.



LAND SIZE

54,014 sq ft



NEIGHBORS

Legend Seeds, Dairy
Queen, Oxbow Restaurant,
Sinclair Gas, and many
more!

Information deemed reliable but not guaranteed.



605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

MIKE
VAN BUSKIRK
605.361.8211
mike@vbclink.com

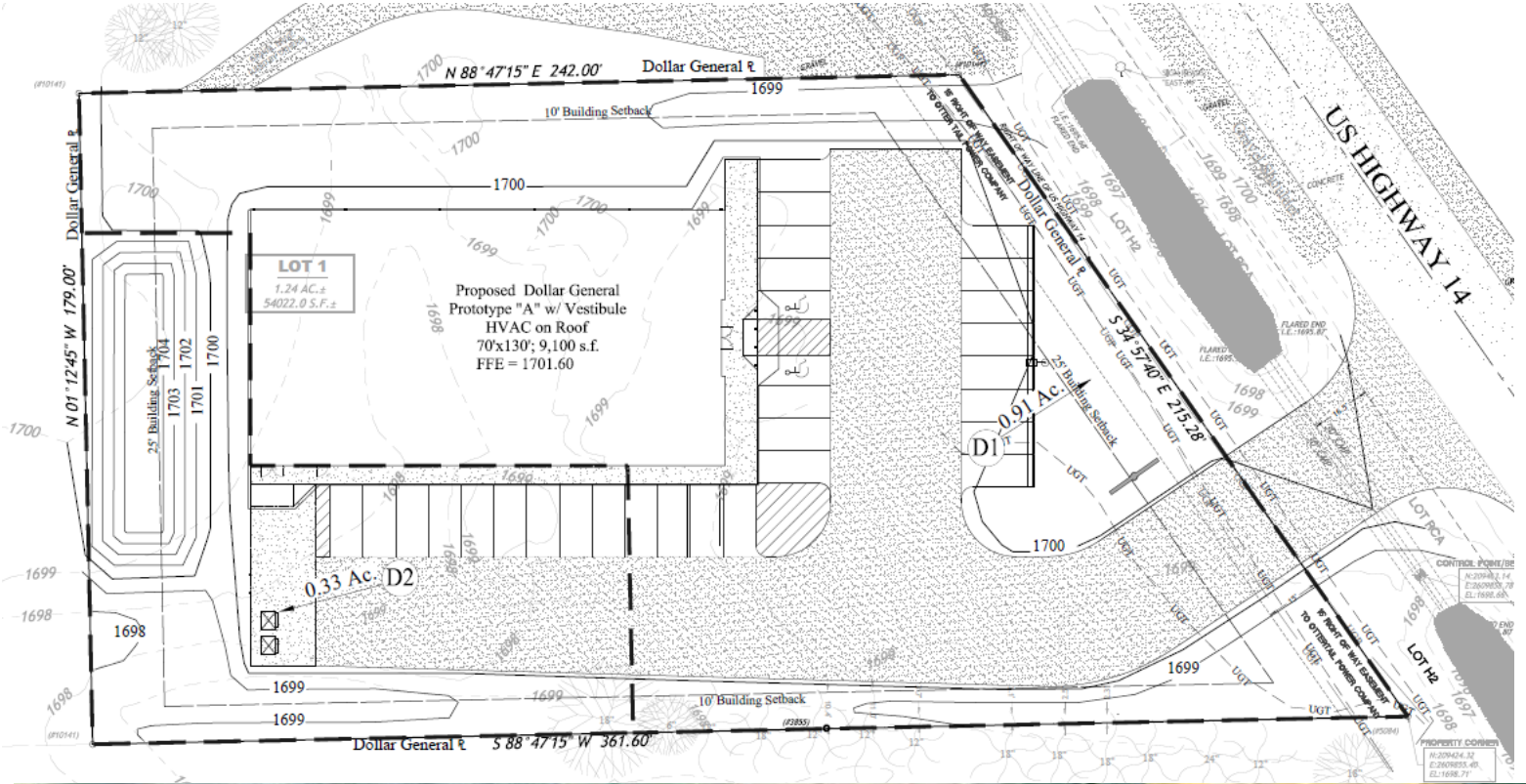
LITTLE TOWN ON THE PRAIRIE



605.361.8211 | VBCcommercial.com
2571 S Westlake Dr #100 Sioux Falls SD 57106

MIKE
VAN BUSKIRK
605.361.8211
mike@vbclink.com

SITE PLAN / AERIAL VIEW



605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

MIKE
VAN BUSKIRK
605.361.8211
mike@vbclink.com