

For Sale

Myers Office/Shop

300 West 1st Street
Worthing, SD 57077

List Price Reduced!



List Price: \$299,000

Building Information

Building sq. ft.:	7,250
Lot Size/sq. ft.:	22,500
Year Built:	2005
Zoning:	General Business District
Real Estate Taxes:	\$2,717
Type of Construction:	Wood Frame, Hardiboard
Floor:	Concrete

Property Highlights

- 7,250 sq. ft. commercial building located on 1st Street, the main east/west thoroughfare in Worthing, SD.
- Approximately 10 miles south of Sioux Falls.
- Two tenant bays. Bay #1 is 5,550 sq. ft. including a 1,300 sq. ft. office and 4,250 sq. ft. shop with four overhead doors. Bay #2 is 1,700 sq. ft. including a 144 sq. ft. office and 1,556 sq. ft. shop. With one overhead door. Shop areas are fully lined.
- 150' X 150' lot.
- In-floor heating system in majority of shop area. The 30' X 25.5" shop area on north side of building has a suspended unit heater.
- Office area has gas-fired forced air heat.
- Interior finishes need to be completed in office areas including floor coverings in reception area and hallway, and finish bathroom in Bay #1. Office area in Bay #2 is sheetrocked, taped and textured, but no wall covering or flooring in place.
- Unfinished mezzanines above offices in each bay.
- 16' sidewalls.
- 12,755 sq. ft. concrete apron in front of building.
- 1,300 sq. ft. unfinished basement.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact

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Property Photos



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Floor Plan

Building Floor Plan



	<u>Size - SF</u>	<u>% of Total</u>
● <u>Tenant Bay "1"</u>		
Office	1,300 SF	23%
Shop	4,250 SF	77%
Total GBA	5,550 SF	100%
● <u>Tenant Bay "2"</u>		
Office	144 SF	8%
Shop	1,556 SF	92%
Total GBA	1,700 SF	100%

Aerial View

