



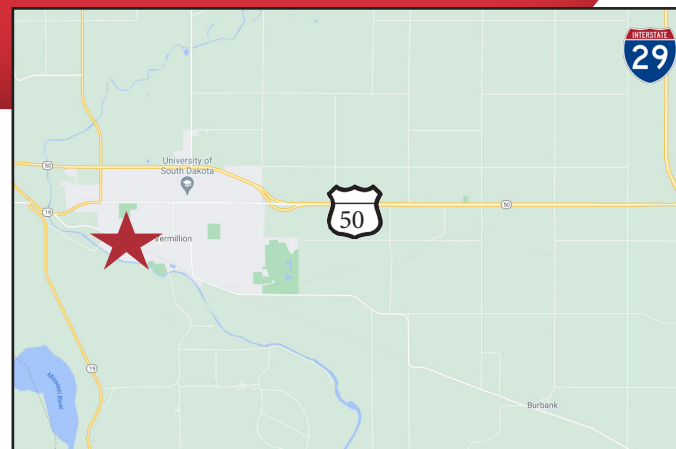
## 704 & 813 W Broadway Vermillion, SD

### Property Feature

- Unique opportunity for redevelopment in Vermillion, SD
- Three buildings, 7,420 total sq. ft.
- South side RS-2 land - ideal for residential development
- North side industrial
- Total lot size: 3.07 acres
- 95,000 lb. scale
- Tanks sold separately

### Pricing

- List price: \$410,000
- 2020 Real Estate Taxes: \$5,185.12
- Seller will convey title to the Property or Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer



**Troy Fawcett, CCIM, SIOR**  
President

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Co-Listed with:

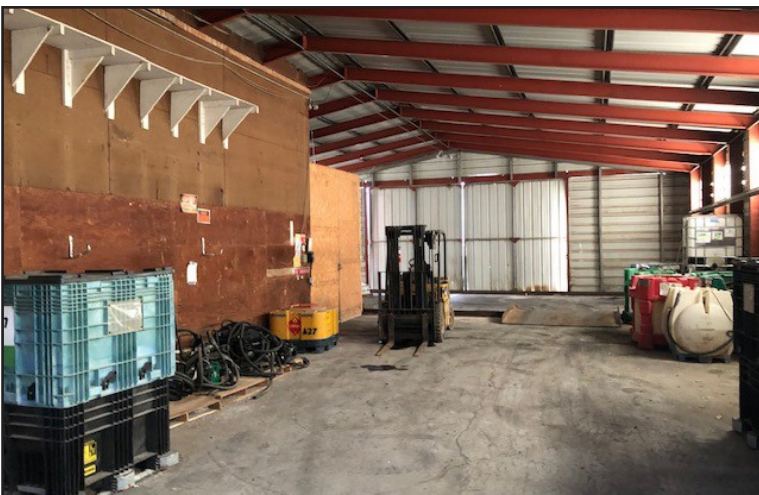
**CBRE**

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FOR SALE



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