

Convenience Store and Car Wash



Updated January 2012

BUILDINGS AND BUSINESS FOR SALE

103 E. Pleasant Drive Pierre, South Dakota

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Prudential

address

103 E. Pleasant Drive
Pierre, SD 57501

legal and tax information

103 E. Pleasant Drive
tax id# 9383
Lots 1, 2, & 3 of Standard Oil Tract; Lot 1
of Devines Addition
City of Pierre
Hughes County
2011 taxes payable in 2012 \$7,953.50
2011 Assessed Valuation: \$375,558

103 E. Pleasant Drive
tax id# 9384
Devines 2nd Addition & Devines 4th
Addition except the NE 150'
City of Pierre
Hughes County
2011 taxes payable in 2012 \$198.52
2011 Assessed Valuation: \$9,374

land information

103 E. Pleasant Drive
.35 acres

103 E. Pleasant Drive
.12 acres

zoning information

central business



property description

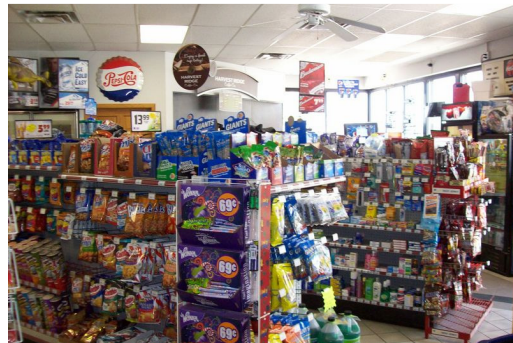
Turn key business, buildings, and real estate for sale. Young's Mobil convenience store is 2,115 sq. ft. and contains a small casino, utility room and 2 restrooms. Behind the store is a 1,872 sq. ft. car wash building with Ryko equipment. All furniture, fixtures, and equipment included in sale. Inventory to be purchased separately at the time of sale.

listing price

\$850,000

NOTE: Prior to closing, an access easement will be recorded to accommodate the exit out of the car wash.

*115 E. Pleasant Drive also available for sale.
Please contact agent for details.*



additional information

103 E. Pleasant Drive - Young's Mobil

Overview of items included in the sale of Young's Mobil:

- Pumps ●Canopy ●Vacuum ●Walk-in Cooler ●Ice Machine ●Auto-Stick Jr. ●Shelving
- Security System ●Registers-Ruby and Sharp ●Misc. Office Equipment ●TV in Casino
- Freezer ●Roller Grill ●Microwave ●Crock Pots ●Chest Cooler ●Nacho Machine
- Cookie Oven and Display Case ●Propane Tank Holder

Items leased or provided by vendors – *NOT INCLUDED IN SALE* of Young's Mobil:

- Pepsi and Coke Branded Coolers ●Coffee and Pop Equipment ●Schwan's Freezer
- Neons ●Beer Companies Branded Mirrors, Pictures, and Clocks ●Slushee Machines (2)
- Lotto Machine

103 E. Pleasant Drive – Car Wash

The car wash was added in 2004 and averages about 1,700 car washes per month. The prices are...\$6.00, \$8.00 and \$10.00 depending on the type of wash you buy.

Overview of items included in the sale of Car Wash:

- Shelving ●Car Jack ●Red Air Compressor
- Water Hoses ●Ryko Car Wash Components
- Water Softner ●Water Tank

Items *NOT INCLUDED IN SALE* of Car Wash:

- Tools ●Green Air Compressor
- Ladders ●Shovels

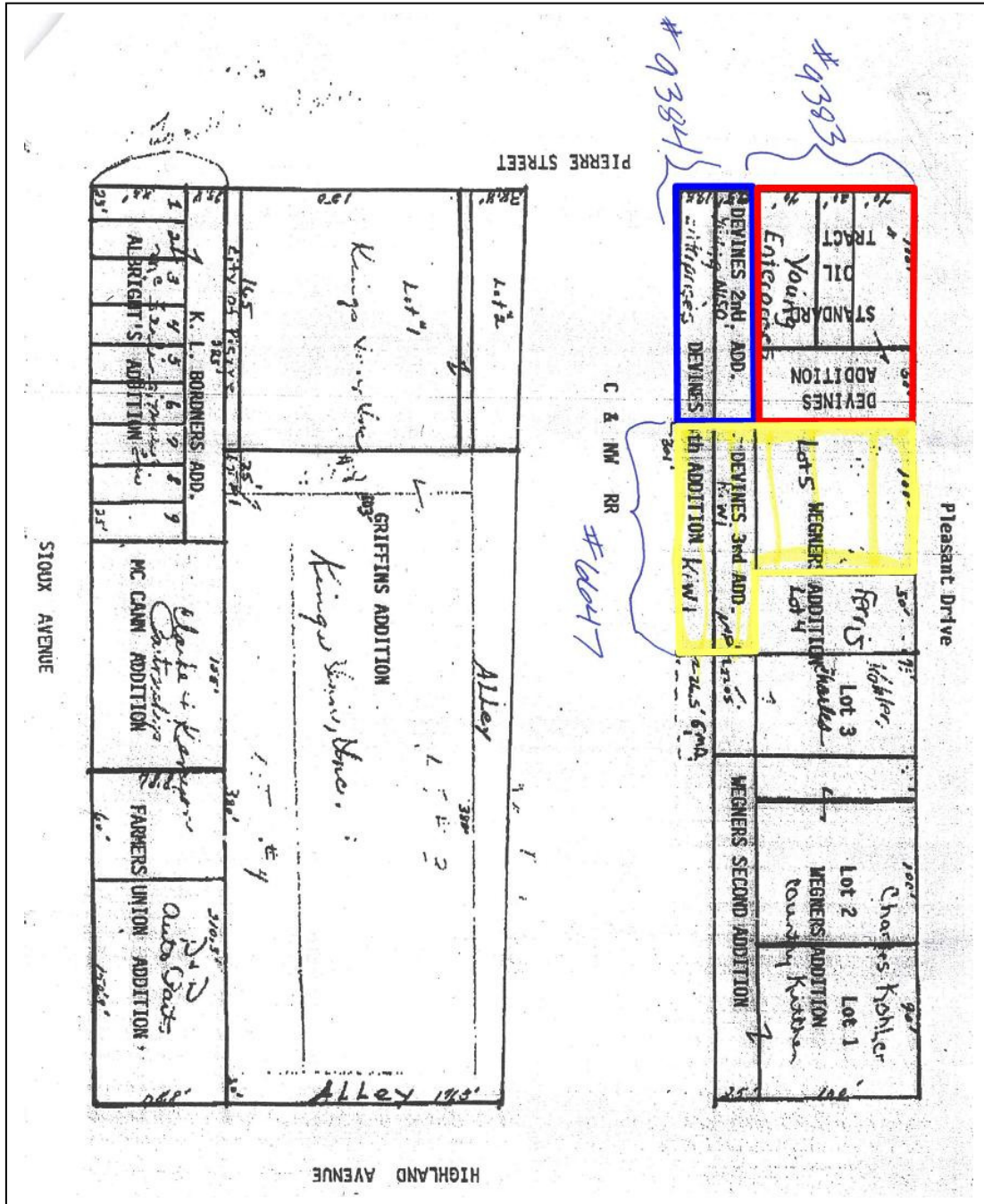


Available Information

The following information is available to qualified buyers with a signed confidentiality agreement:

- Three years financial statements
- Three years tax returns
- Appraisal on property
- Detailed information on video lottery income
- Amount of gallons of gasoline sold

lot map



Bar and casino area.

proposed easment

CERTIFICATE OF SURVEY

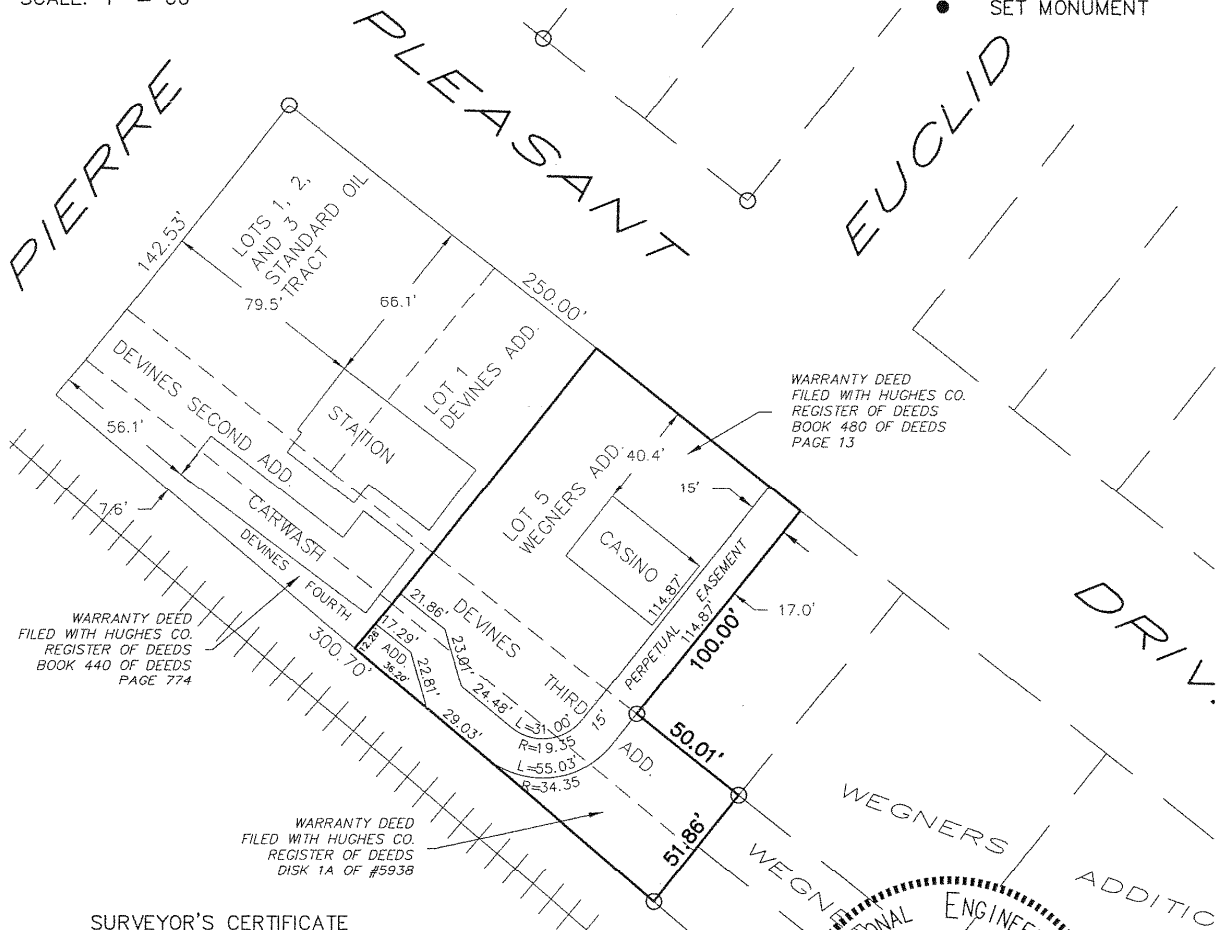
A 15' PERPETUAL EASEMENT FOR EGRESS THROUGH THE
SOUTHEASTERLY 150.7' OF DEVINES FOURTH ADDITION,
ALL OF DEVINES THIRD ADDITION AND ALL OF
LOT 5 WEGNER'S ADDITION, CITY OF PIERRE,
HUGHES COUNTY, SOUTH DAKOTA



SCALE: 1" = 60'

LEGEND

- FOUND MONUMENT
- SET MONUMENT



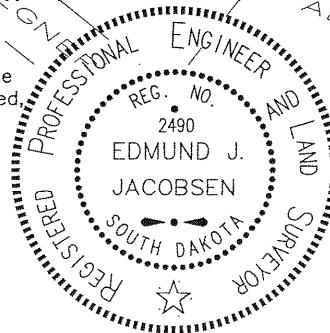
SURVEYOR'S CERTIFICATE

I, Edmund J. Jacobsen, Registered Land Surveyor No. 2490 in the State of South Dakota, do hereby certify that being so authorized, I caused the within survey and map to be made under my direction, and that said map correctly shows the location of the buildings and dimensions of the property lines.

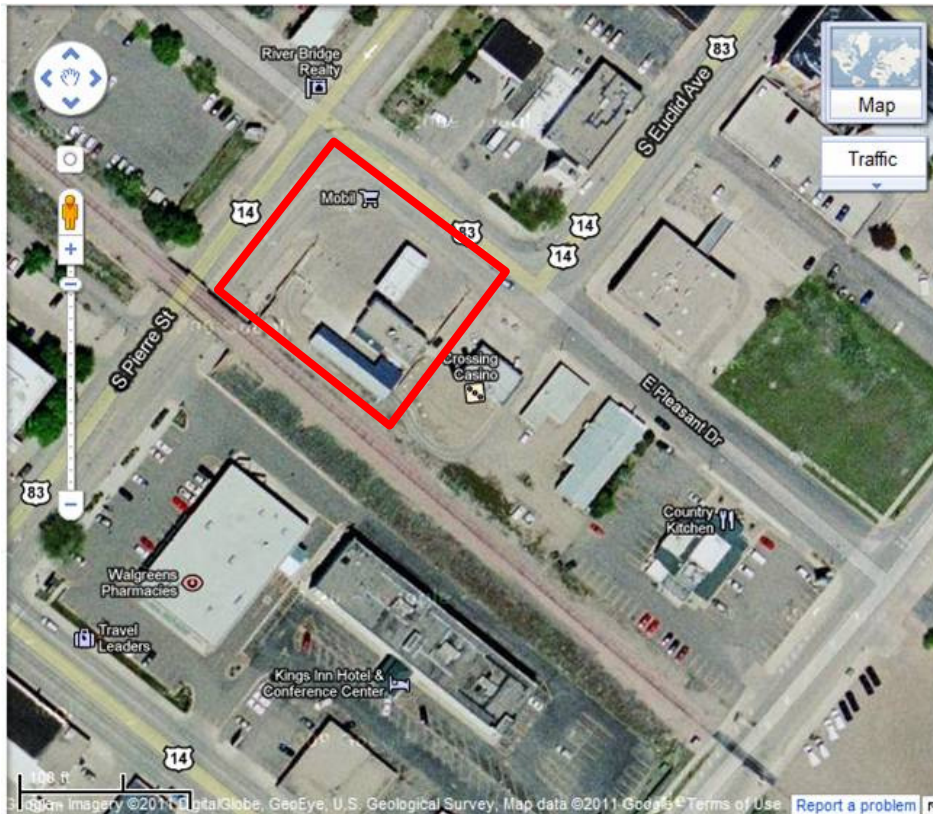
- There are no visible encroachments.
- There are visible encroachments (as shown)

by: *Edmund J. Jacobsen* date: AUGUST 26, 2011

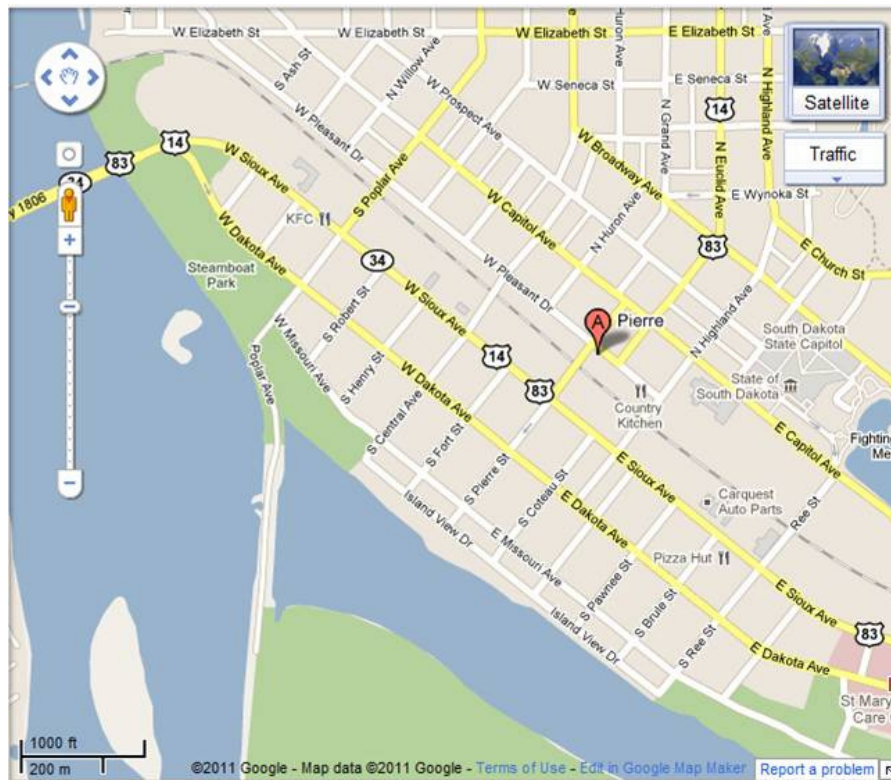
Edmund J. Jacobsen P.E., R.L.S.



aerials



Red outline is to highlight area for sale only. See lot map for exact lot lines.



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.