

# Multi-Use Building



Updated January 2012

*BUILDING FOR SALE*

***115 E. Pleasant Drive  
Pierre, South Dakota***

**Sandra Runde, CCIM, SIOR  
Commercial Broker**

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**Prudential**

## address

115 E. Pleasant Drive  
Pierre, SD 57501

## legal and tax information

tax id# 6647  
Lot 5 Wegner's Addition & All of Devines  
3<sup>rd</sup> Addition and 4<sup>th</sup> Addition except NW  
150'  
City of Pierre  
Hughes County  
2011 taxes payable in 2012: \$3,846.18  
2011 Assessed Valuation: \$181,613

## land information

.36 acres

## zoning information

central business

## property description

1,218 sq. ft. building on .36 acres. The building is currently leased. Tenant will vacate prior to sale.

All furniture, fixtures, equipment, inventory and video lottery machines belong to the tenant. Acquisition of any personal property is to be negotiated separately.

## listing price

**\$240,000**

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





*proposed easement*

CERTIFICATE OF SURVEY

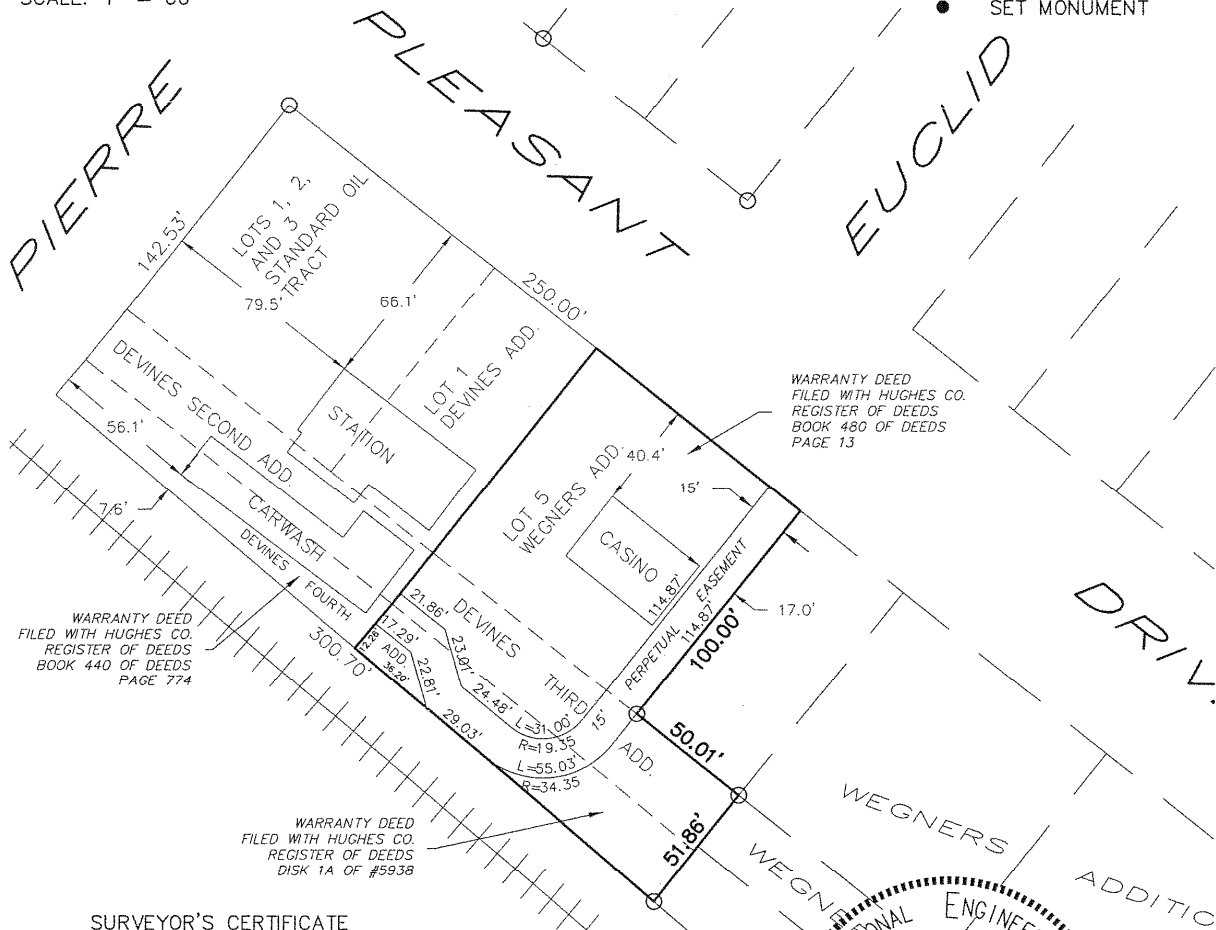
A 15' PERPETUAL EASEMENT FOR EGRESS THROUGH THE  
SOUTHEASTERLY 150.7' OF DEVINES FOURTH ADDITION,  
ALL OF DEVINES THIRD ADDITION AND ALL OF  
LOT 5 WEGNER'S ADDITION, CITY OF PIERRE,  
HUGHES COUNTY, SOUTH DAKOTA



SCALE: 1" = 60'

LEGEND

- FOUND MONUMENT
- SET MONUMENT



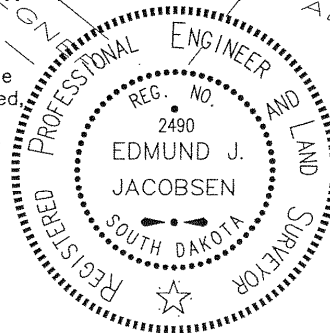
SURVEYOR'S CERTIFICATE

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.

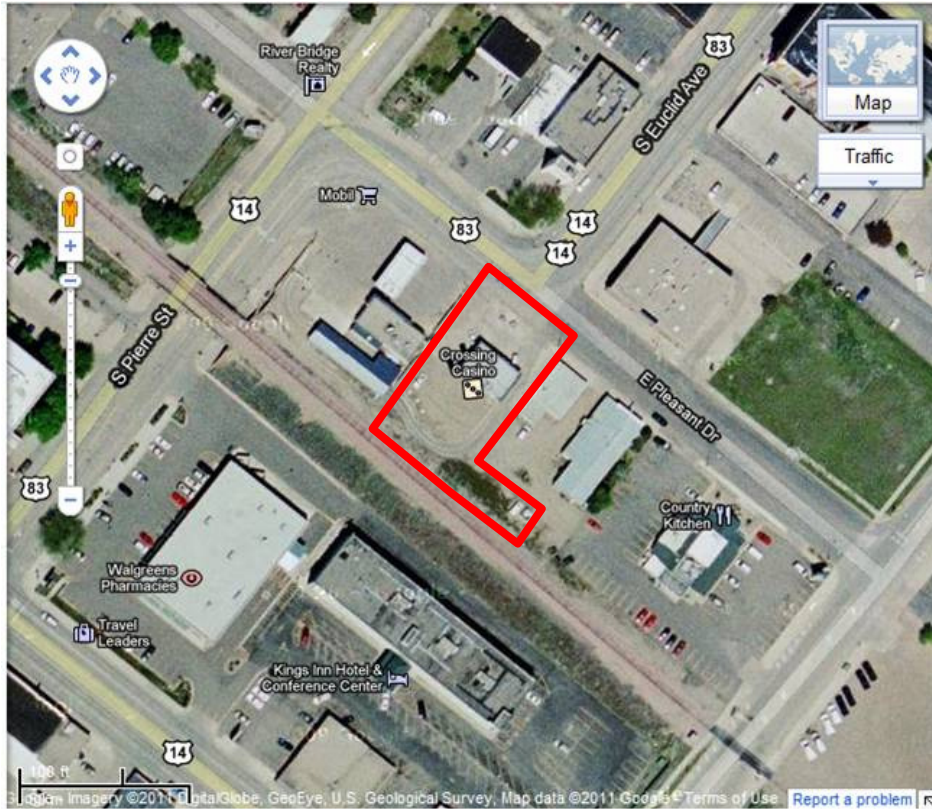
- There are no visible encroachments.
- There are visible encroachments (as shown)

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

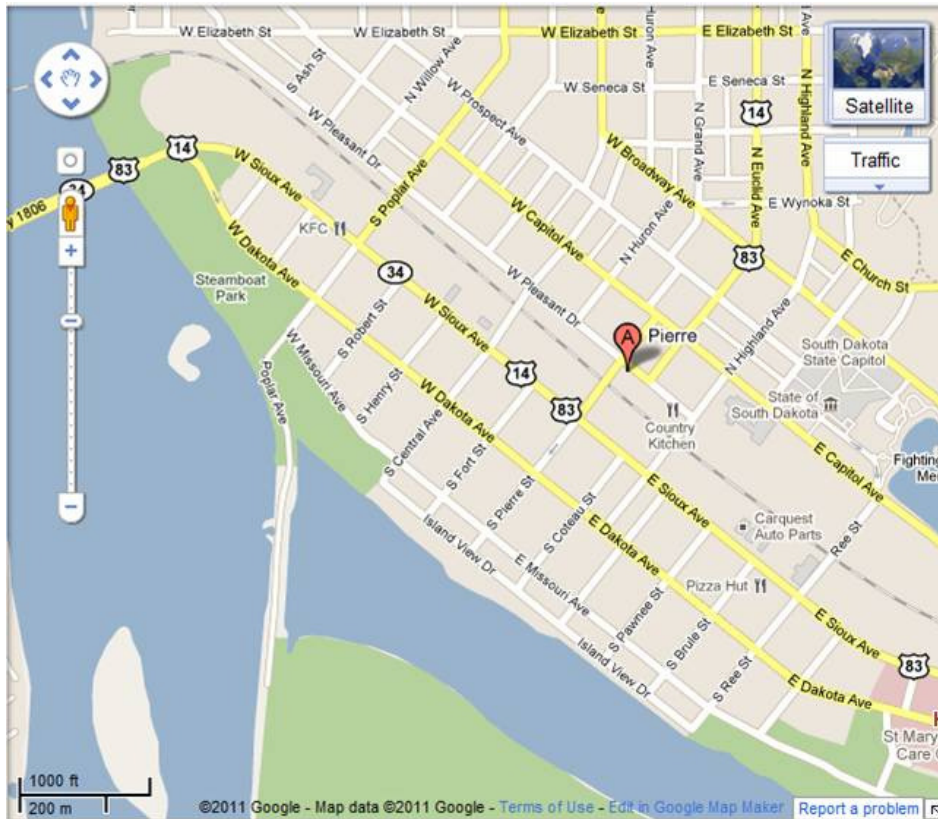
Edmund J. Jacobsen P.E., R.L.S.



*aerials*



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



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