

COMMERCIAL BUILDING FOR SALE/LEASE

Higgins Variety Building
 221 E. Main Street
[Wessington Springs, SD](#)
[Jerauld County](#)

4,950 sq.ft. Available

\$41,500.00 Sale Price
 \$1.82 per sq.ft. Lease Price



COMMENTS

None.

BUILDING FEATURES

Building Classifications: Commercial: Retail	Original Use: Retail
Year Built: 1910	Number of Stories: 1
Available Square Feet: 4,950	Sidewall Height: 20'
Building Zoning: Commercial	Column Spacing: 22'

SITE FEATURES

Zoning: Commercial	Phase 1 Environmental: No
Reside in 100-Yr Floodplain: No	% of Site Residing in Wetland: 0 %

BUILDING STATUS

Available for Purchase: Yes	Price: \$41,500.00
Available for Lease: Yes	Rent: \$1.82
Taxes Last Year: \$1,200.00 (appx)	

BUILDING COMPONENTS

Foundation: Poured Concrete	Roof Cover: Conklin Foam Base Sprayed Rubber Coating
Exterior Walls: Brick & Stucco	Interior Walls: Sheetrock & Plaster
Floor: Carpet	Air Conditioning: Yes
Sprinkler System: No	Wiring System: 3-phase
Restrooms: 1 Restrooms	Parking Lot: No

TRANSPORTATION

Name of Highway: SD 34, US 281

Two or Four Lane: Two

Name of Airport: Pierre Regional Airport (PIR)

Rail Carrier: Dakota, Minnesota, and Eastern

Main or Branch Line: Main

Nearest Mass Transit Stop to Site: No

UTILITIES

Water Provider: City of Wessington Springs

Water Main Size: 6"

Static Pressure: 60psi (residual)

Booster Pump Required: No

On-Site Storage: Yes

Capacity in Gallons: 12gpm

Sewer Provider: City of Wessington Springs

Sewer Main Size: 12"

Use of Lift Required: No

Storm Drainage System: No

Electricity Provider: City of Wessington Springs

Total Interruptions/Year: 2

Service Voltage: 110/240

Number of Instantaneous Delays: 2

Transmission Voltage: 34,500

Total Outage Duration: 4

Distribution Voltage: 4,160

Dual Feed from 1 Substation: No

Secondary Voltage: 110/240

Dual Feed from 2 Subsations: No

PROTECTIVE SERVICES

Fire Station: Volunteer

Distance to Nearest Fire Station: 2 blocks

Fire Insurance Class Rating: 7

24 Hour Police Patrol: Yes

CONTACTS

Building Contact

Wessington Springs Area Dev. Corp.

Laura Kieser, Coordinator

PO Box 132

Wessington Springs, SD 57382-0132

(605) 539-1929

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Local Development Corporation

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