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**COMMERCIAL BUILDING FOR SALE/LEASE**

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Professional Building  
210 Main St. E  
[Wessington Springs, SD](#)  
[Jerauld County](#)

3,032 sq.ft. Available

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**COMMENTS**

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There is a Municipal Airport approximately 1 mile out of the city limits for small aircraft.  
The owner would lease or rent the space with a negotiation of cost.

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**BUILDING FEATURES**

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Building Classifications: Commercial: Retail	Original Use: Clothing Store
Year Built: 1993	Number of Stories: 1
Available Square Feet: 3,032	Total Square Feet: 3,042
Sidewall Height: 8'	Max. Ceiling Clearance: 8'
Building Zoning: Commercial	Building Dimensions: 48.6x62.6

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**SITE FEATURES**

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Site Classifications: Freestanding	Zoning: Commercial
Site Acres: 0.9	Acres Available for Growth: 0.9
Reside in 100-Yr Floodplain: No	% of Site Residing in Wetland: 0 %

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**BUILDING STATUS**

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Status: Existing	Date Available: 8/18/2008
Available for Purchase: Yes	
Available for Lease: Yes	Turnkey: No
Sub-div/Multi-tenant: Yes	Building Occupant(s): 0
Taxes Last Year: 1231.40	

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**BUILDING COMPONENTS**

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Foundation: Concrete	Roof Cover: Metal
Exterior Walls: Wood	Interior Walls: Sheetrock
Floor: Carpet	Air Conditioning: Yes
Sprinkler System: No	Loading Docks: 0 Tailgate 0 Drive-In
Elevators: 0 Freight 0 Passenger	Wiring System: Lights and Outlets Only
Restrooms: 1 Restrooms 1 Handicap Accessible	Parking Lot: No

## TRANSPORTATION

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Name of Highway: SD 34, US 281	Two or Four Lane: Two
Distance to 4-Lane: 31	Light Rail (Miles from Site): 20
Bus (Miles from Site): 192	Name of Airport: Pierre Regional Airport (PIR)
Distance to Nearest Commercial Airport: 45	Rail Carrier: Dakota, Minnesota, and Eastern
Main or Branch Line: Main	Spur: No
Distance to Rail Line if no Spur: 20	Nearest Mass Transit Stop to Site: 192

## UTILITIES

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Water Provider: City of Wessington Springs	Water Main Size: 6
Booster Pump Required: No	On-Site Storage: Yes
Residual Pressure: 60	Flow per Minute: 12 gallons
Capacity in Gallons: 12gpm	

Sewer Provider: City of Wessington Springs	Sewer Main Size: 12
Use of Lift Required: 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: 110 & 240	Dual Feed from 1 Substation: No
Secondary Voltage: 4160	Dual Feed from 2 Subsations: No

## PROTECTIVE SERVICES

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Fire Station: Volunteer	Distance to Nearest Fire Station: .25
Fire Insurance Class Rating: 7	24 Hour Police Patrol: Yes
Distance to Nearest Police Station: 0.22	

## CONTACTS

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### Building Contact

Lawrence Caffee  
Wessington Springs, SD 57382  
(605) 539-9381

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### Local Development Corporation

Wessington Springs Area Development Corporation  
Laura Kieser, Coordinator  
PO Box 132  
Wessington Springs, SD 57382-0132  
(605) 539-1929  
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