



**1204 W. Cedar Street**  
Beresford, SD 57004

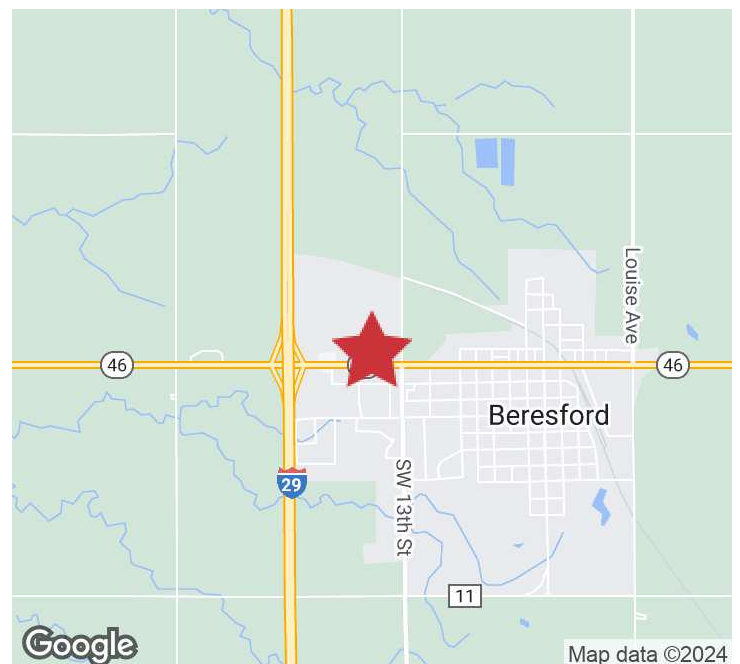
Sale Price	<b>\$245,000</b>
Building Size	<b>2,400 SF</b>
Lot Size	<b>0.45 SF (19,500 SF)</b>

### PROPERTY HIGHLIGHTS

- Building sits on back 75' of property
- Building is insulated and heated
- 2 overhead doors - 10'x12' and 16'x14'
- Sidewall height: 16'
- Includes office and restroom
- Gravel parking
- Building and lot can be combined with the lot to the south
- Proposed easement driveway to the east
- Zoning: General Business

### LOCATION DESCRIPTION

Located just east of the Beresford I-29 exit  
Area neighbors include Subway, Family Dollar, Dollar Tree, Casey's, Bertz Sports Bar & Grill, Jerry's Chevrolet of Beresford, Olson's Ace Hardware



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# LOT BREAK DOWN & PHOTOS

PEDERSEN COMMERCIAL SHOP BUILDING  
1204 W Cedar St, Beresford, SD 57004

FOR SALE  
Shop Building

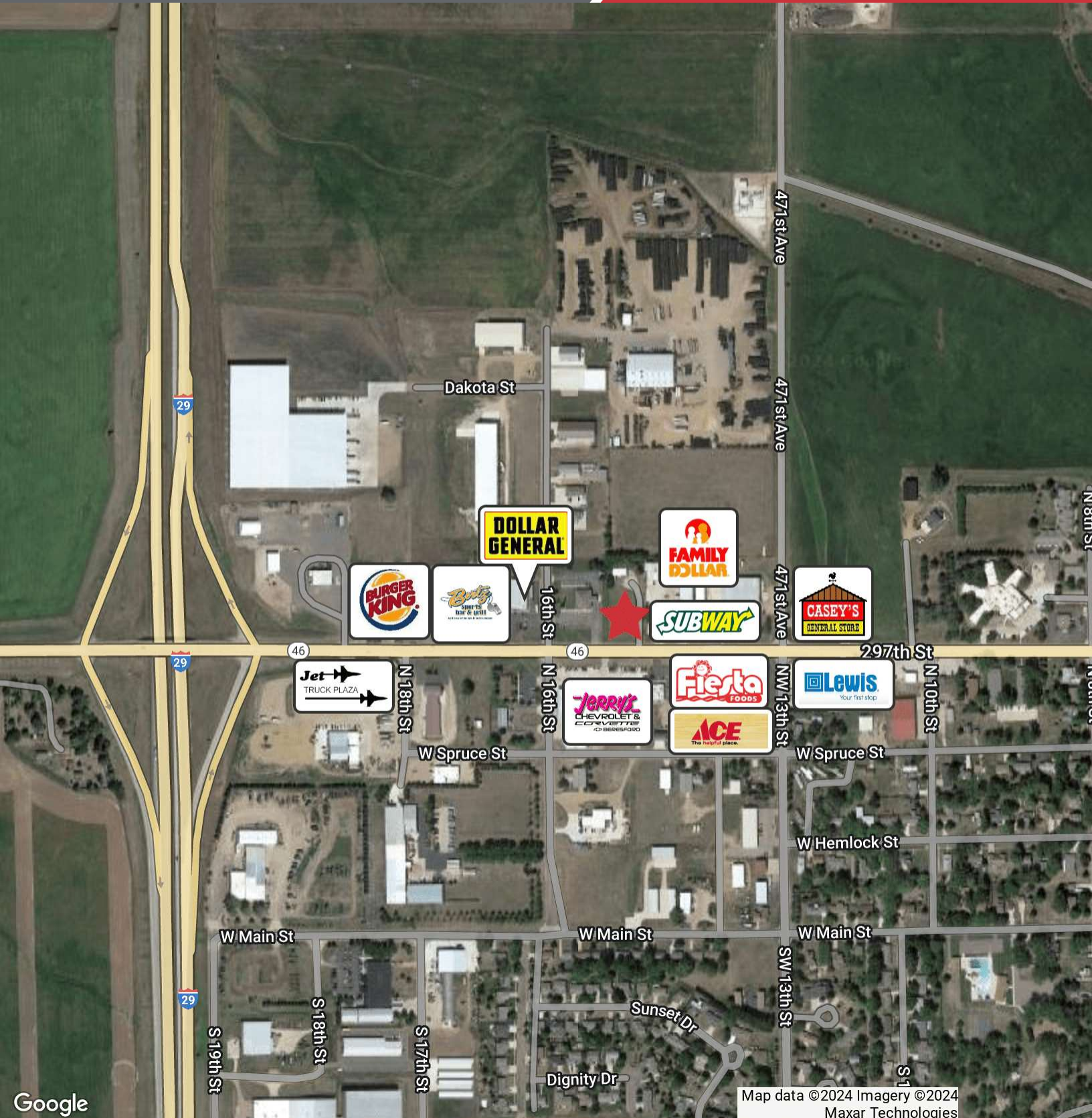


# AERIAL

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1204 W Cedar St, Beresford, SD 57004

# FOR SALE

Shop Building



Google

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