

A & C Business Services For Sale

110 N Main Street, Salem, SD 57058

FOR SALE

Property Summary



Property Description

Introducing a prime opportunity for an entrepreneur looking to purchase an established business. A & C Business has seen growth every year with the opportunity for more. Zoned for General Commercial use, it presents a compelling canvas for future expansion on its ample lot. Acquire an established book of business, including bookkeeping and tax services, as the current owner, in place since 2010, looks to pass the torch. This established business allows the new owners to hit the ground running. Current owner and part-time employee are willing to negotiate future employment. Don't miss out on acquiring this successful business.

Location Description

Discover the thriving commercial business of A & C Business Services in Salem, SD. With its strategic location on Main Street, business owners can tap into customers in communities of Salem and surrounding area. The area's proximity to Salem City Park and local schools fosters a well-balanced work-life dynamic. Area business includes Maynard's Food Center, Feterl's Meats, Salem Lumber, McCormick Motors and McCook County Courthouse,

Property Highlights

- Business for Sale with land available for future expansion
- Acquire established book of business of bookkeeping and tax services
- Built in 1996
- Current owner since 2010 is retiring
- Property Taxes: \$1,605.78

Offering Summary

| | |
|----------------|-----------|
| Sale Price: | \$485,000 |
| Lot Size: | 17,010 SF |
| Building Size: | 936 SF |

Stacey Sieverding
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**Berkshire Hathaway HomeServices
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1120 E. 77th Street
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Additional Photos



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Location Map



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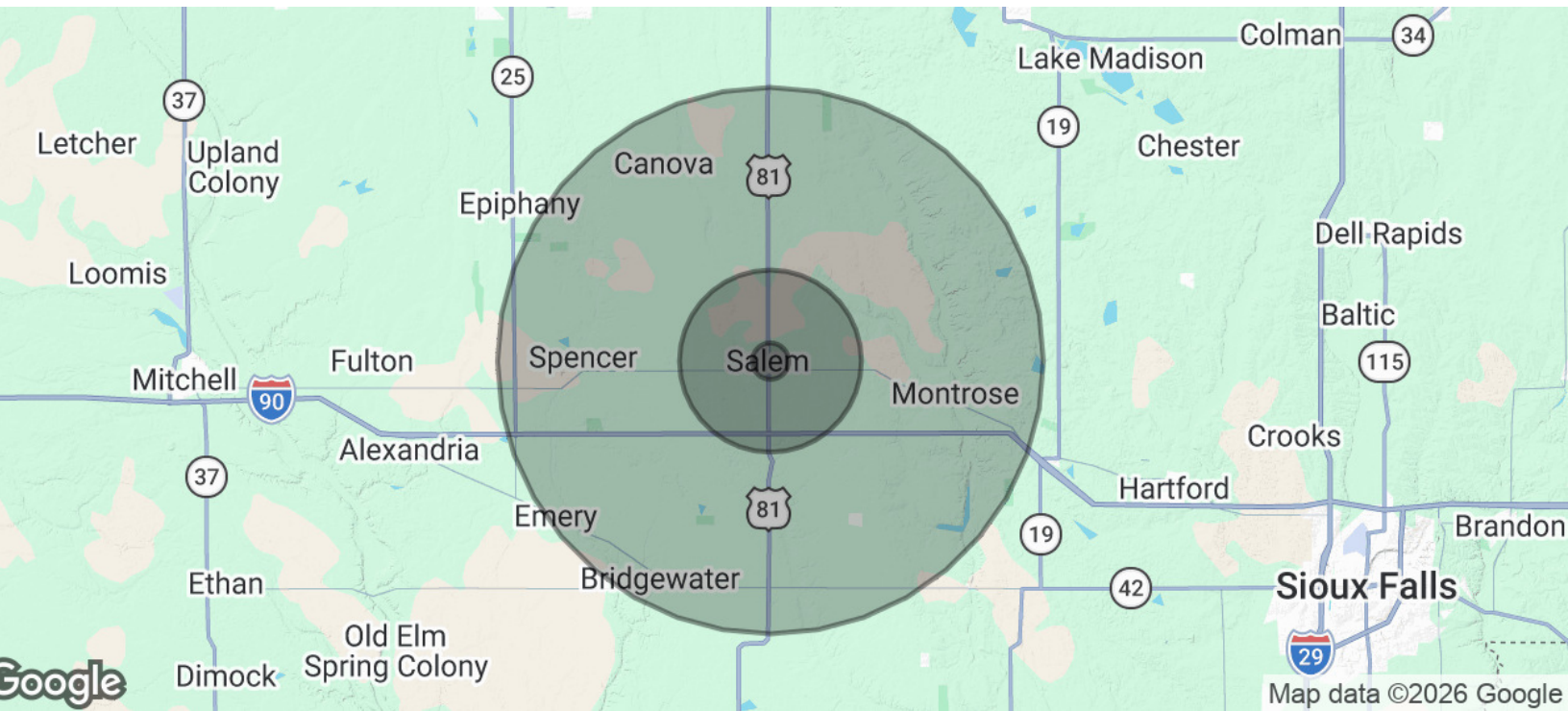
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Demographics Map & Report



| Population | 1 Mile | 5 Miles | 15 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 427 | 1,660 | 6,342 |
| Average Age | 44.3 | 43.2 | 40.4 |
| Average Age (Male) | 39.4 | 39.3 | 40.3 |
| Average Age (Female) | 48.7 | 47.7 | 41.4 |
| Households & Income | 1 Mile | 5 Miles | 15 Miles |
| Total Households | 191 | 698 | 2,441 |
| # of Persons per HH | 2.2 | 2.4 | 2.6 |
| Average HH Income | \$91,383 | \$93,397 | \$98,815 |
| Average House Value | \$172,644 | \$209,432 | \$259,981 |

2023 American Community Survey (ACS)

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