

Kones Korner

18299 U.S. 81, Castlewood, SD 57223

PROPERTY HIGHLIGHTS

- 60-year-old successful business and real estate for sale
- **Main Building: 3,600 SF | Built in 2004**
- Video lottery in main building is on a contract
- Loft storage area
- **Rental House: 1,792 SF | Built in 1920**
- **Detached Garage: 1,120 SF (28'x40') | Built in 2006**
- **Storage Building: 4,180 SF | Built in 2020**
- Four fuel tanks and two gas pumps with 4 hoses per side
- Includes FF&E and +/- 65 animal mounts
- Inventory currently available for \$700,000 - (final price settled at closing)
- Motivated seller - owner is willing to help transition
- Additional real estate rental income potential: +/- \$25,000/year
- Gross Revenue (past two years): \$2.8 Million
- Financials provided with signed NDA

LOCATION DESCRIPTION

Located about 10 miles directly south of Watertown

Sale Price	\$1,385,000
Real Estate Taxes	\$5,462.56
Total Bldg Square Footage	10,692 SF
Lot Size	2.67 AC (116,183 SF)



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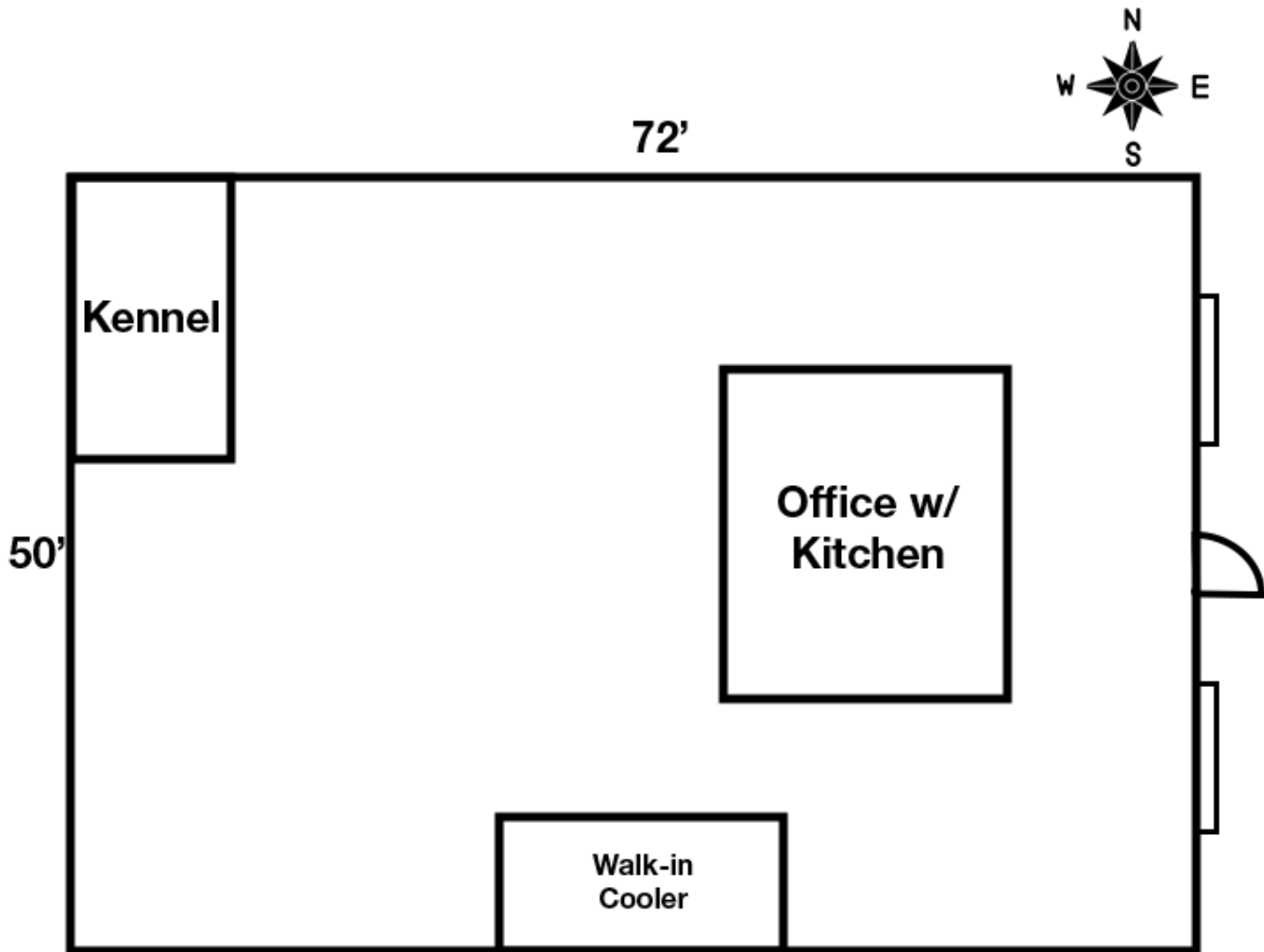
MAIN BUILDING FLOOR PLAN

KONES KORNER

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FOR SALE

Retail Business



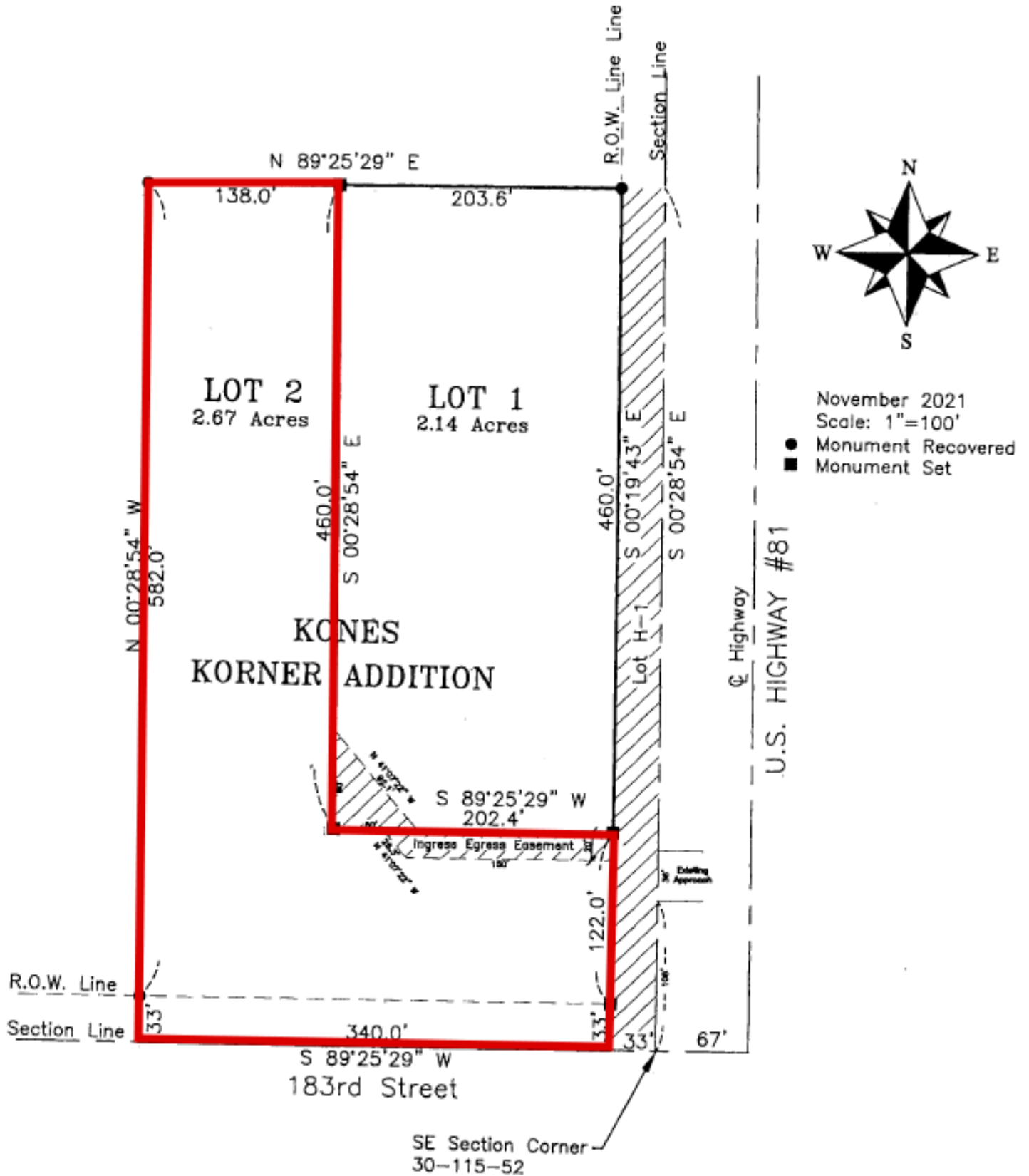
SITE PLAN

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PHOTOS

KONES KORNER

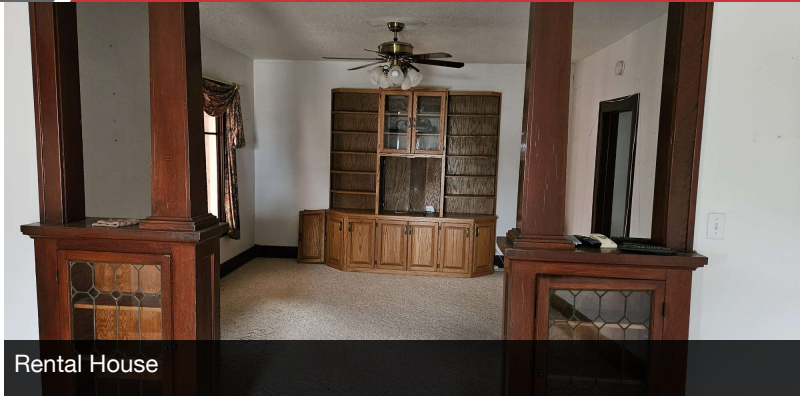
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FOR SALE

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Rental House



Rental House



Rental House



Detached Garage



Storage Building



Storage Building



Main Building



Main Building

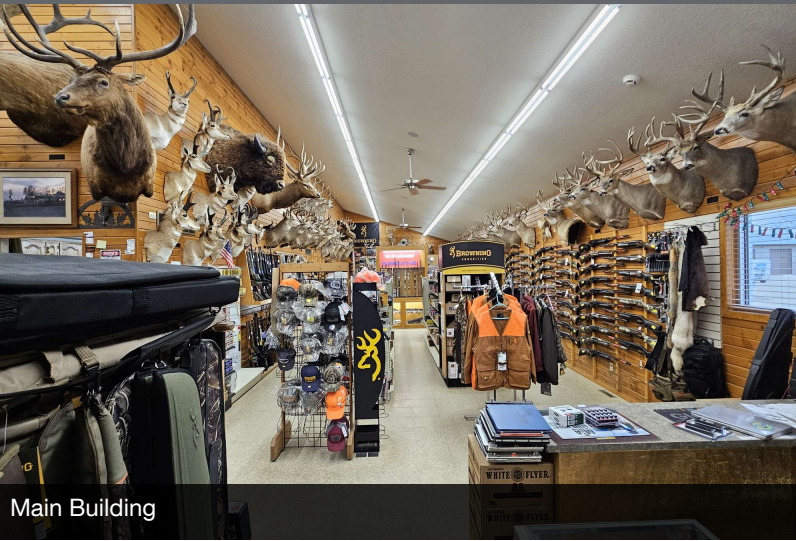
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FOR SALE

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Main Building



Main Building



Main Building



Main Building



Main Building



Main Building

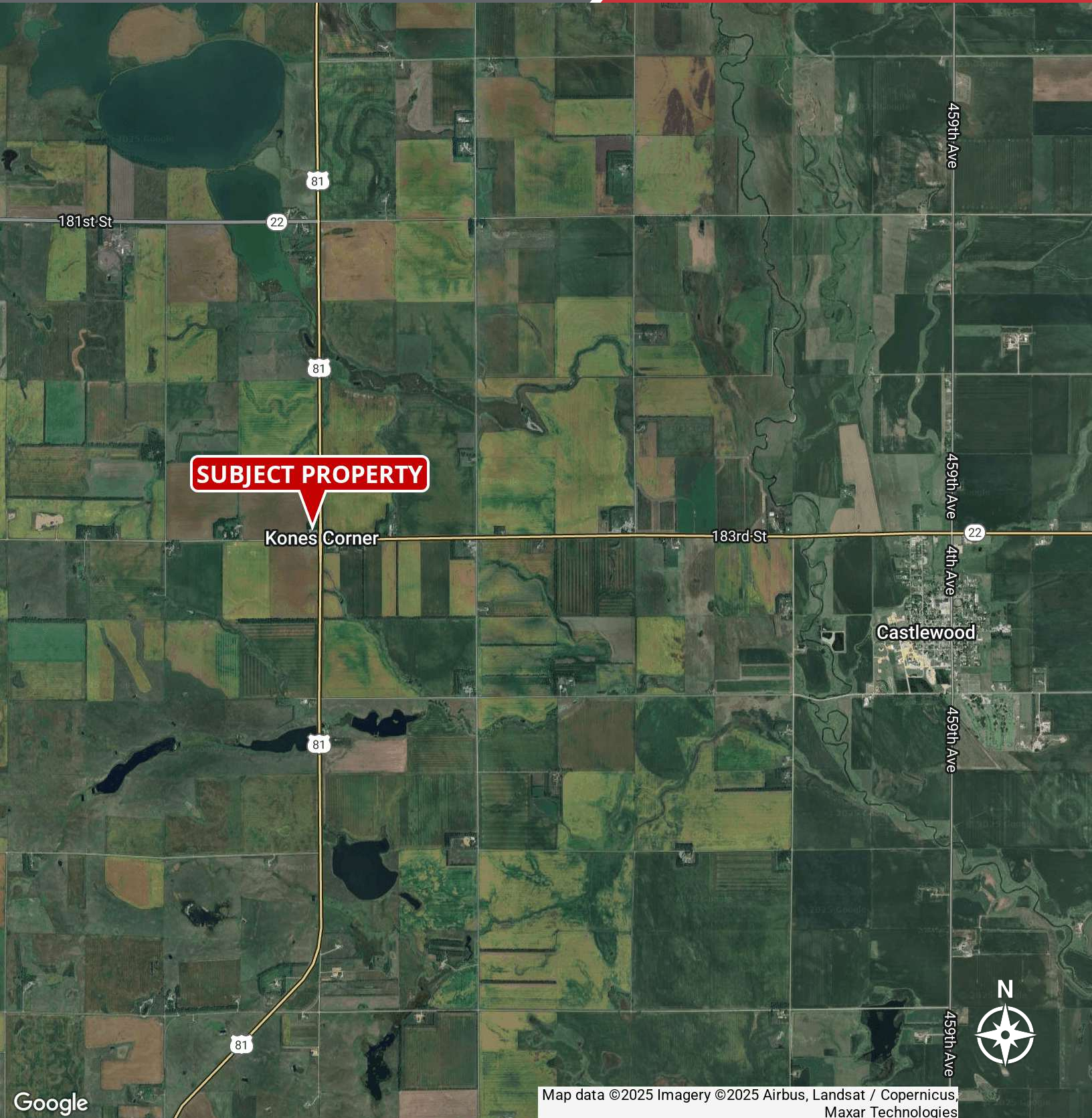
AERIAL

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SUBJECT PROPERTY

Kones Corner

183rd St

Castlewood



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Google

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