

## 118 E. 2nd Street

Miller, SD 57362

### PROPERTY HIGHLIGHTS

- Good mix private offices, open work area, conference room, breakroom
- Large, overflow parking lot fronts N. Broadway (aka Main Street)
- Concrete block construction
- Current Tenant – Government agency for over 48 years with 2 years remaining at \$95,000 +/- per year gross, negotiations ongoing for new lease. Historical expense ratio: 40%. Lease and financials upon request
- Cap Rate: 11.4%
- Quick Sale Price: \$400,000 with 14.3% cap rate
- **All property viewings must be through Broker with at least 2 days notice**

### LOCATION DESCRIPTION

Located one block east of N. Broadway in central business district Miller, SD is a county seat town  
Area neighbors include Hand County Hospital, Miller Schools K-12, Quion Bank, American Bank and Trust, Runnings, Kesslers Grocery

Sale Price	<b>\$500,000</b>
Building Size	<b>5,220 SF</b>
Year Built	<b>1976, 1991</b>
Lot Size	<b>0.43 AC (18,650 SF)</b>



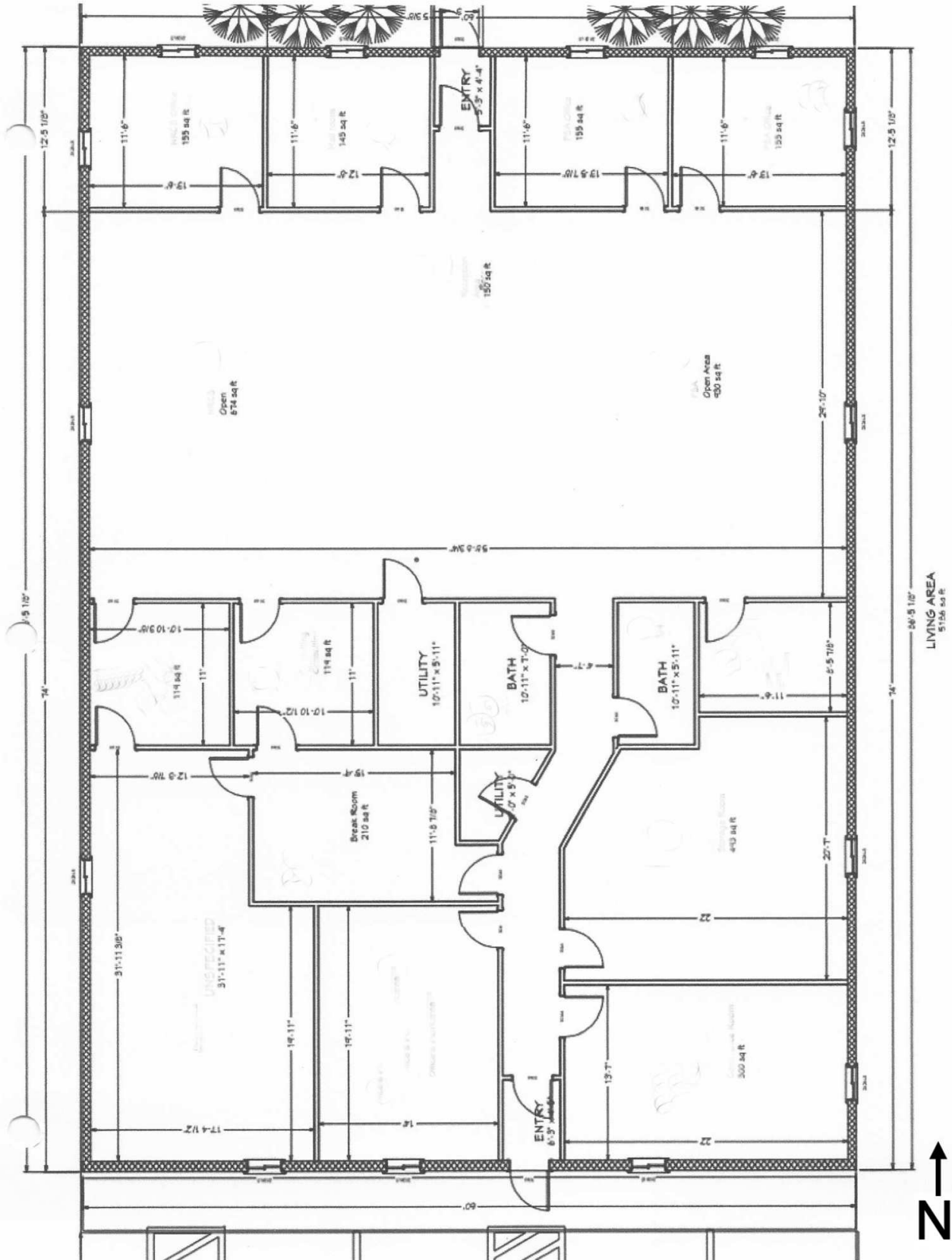
**STEVE SHAYKETT, MAI**  
Broker Associate  
sshaykett@naisiouxfalls.com  
605.321.4284

2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
[naisiouxfalls.com](http://naisiouxfalls.com)

# FLOOR PLAN

118 E. 2ND STREET  
Miller, SD 57362

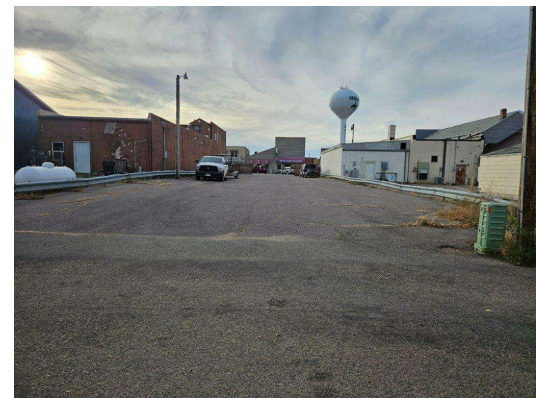
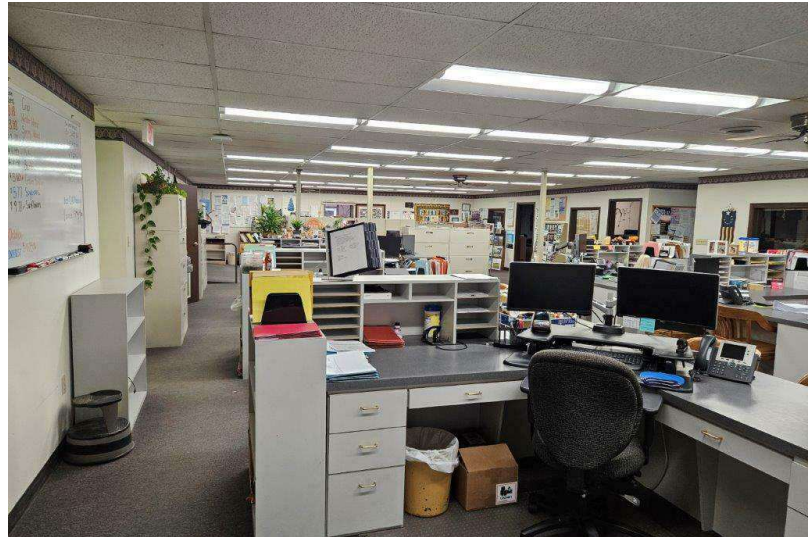
FOR SALE  
Office Building



# PHOTOS

118 E. 2ND STREET  
Miller, SD 57362

FOR SALE  
Office Building

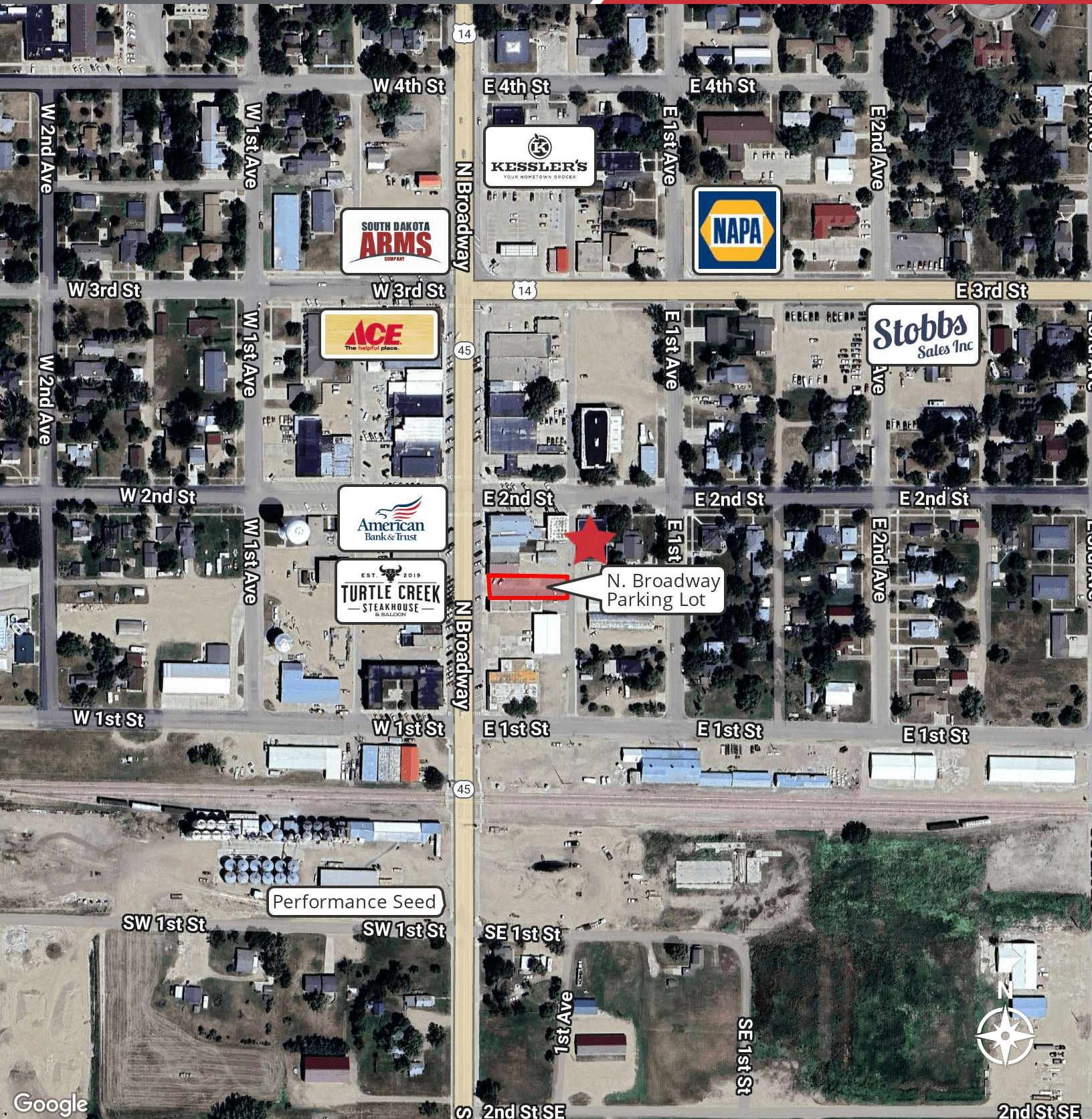


# AERIAL

118 E. 2ND STREET  
Miller, SD 57362

# FOR SALE

Office Building



Google

