

446 S Main Street, Winner, SD



CONTEMPTORY BUSINESS FOR SALE

\$499,999

TYPE: Commercial building (Retail)

MAIN FLOOR (SIZE): 7000 sq ft

LOT: 7000 sq ft (50' X 140')

EXTERIOR: Brick, blown-in insulation (walls and ceiling), 5 new windows on the south side,

ROOF: Metal (2023 with warranty 20 year)

INTERIOR: Linoleum flooring, full kitchen with 2 refrigerators, reception room for 120 people, office room, industrial style with open ductwork, LED lighting, office room, triple sink in the backroom, cooler used for flowers, handicap accessible, many outlets including floor plugins

OF BATHS: 2 (large bathroom with shower and jacuzzi tub in reception room & 1/2 bath in the lobby)

PERSONAL PROPERTY: refrigerator, dishwasher, microwave, range (electric), disposal, washer, dryer, propane tank (leased), ice machine, cooler, tables, chairs, retail shelving (other inventory can be purchased)

HEATING: New electric heat pump (electric backup)

COOLING: Central air

WATER HEATER: Electric with pressure tank

SYSTEMS: New electricity in the entire building, 200 amp, 2 thermostats



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