

NAI Sioux Falls

Wangsness Building
529 North Main Street, Garretson, SD 57030
List Price: \$429,000



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HISTORY

Wangsness Building
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The Wangsness Building at 529 North Main Street has been a cornerstone of Garretson's history for over a century. Completed in 1908, it originally served as a general store and quickly became a hub for community life. Over the years, the building housed a wide variety of businesses and services, including a dry goods store, grocery, meat market, auction house, shoe repair shop, beauty salon, bowling alley, teen club, and a coffee house.

In its early days, the building was home to Clover Farm, a well-known grocery chain that operated about 20 stores across the U.S. Shelves were stocked with nationally recognized brands alongside Clover's own products, making it a trusted name in the region.

As Garretson grew, the Wangsness Building adapted to changing times. It welcomed popular spots like The Gun Slinger, Annie's Coffee House, O So Good, and The Combine, each adding a unique flavor to the town's culture. Today, this historic landmark continues to stand as a symbol of resilience and community spirit, ready to host the next chapter of Garretson's story.



Photos courtesy of Garretson Area Historical Society and Heritage Museum



Raising the old Wangsness building to street level 1890

When the town of Garretson was young, business was very good, but, there was a lot of instability and many businesses opened and closed and changed owners. With the opening of the state and new towns many people were trying new ventures and sometimes they found it wasn't what they wanted. There were several reports of businesses that simply never enjoyed the patronage they thought was forthcoming. Specifically people would induce a party to start or take over a business by telling them what a good business it was then those same people would not patronize the new business. Several times the local paper took the citizens to task for this practice.

The early meetings of the City Council were spent simply getting things organized to be sure that the city offered a secure place to live. The need for laws and ordinances and police and judges were very basic. Development had to happen in an orderly fashion. Like today, the restraints of law and order are too much for some people to accept. They think because it is their idea it is a good one and can't understand why anyone would question it. This is when emotion gets involved in government and it is very unwelcome.

Some of Garretson's first businessmen that came to town from Palisades were: M.H. Wangsness, general store, and B.I. Haydahl, druggist. They erected a brick veneer building for their businesses. This was one business which had to be raised to match the grade of Main Street. This building is now occupied by KC's Tap and Garretson Electronics. The Wangsness store occupied the north half and the family lived upstairs.

When something new is being tried, not everyone agreed on the physical organization of the town. So, initially there were businesses built in different parts of town. But, because the business places in the present shopping area were offered free it became the accepted business district of the town. It is reported that Frank Royce built a business place on the corner of Main and Royce, it housed a store and a post office. Later, the Lutherans bought the building and used it for services until they built a church on the site. This new church served the congregation until 1951 when they moved into their new church one block east. The old church building was purchased by Dave Erickson and he converted it into an apartment building until 1985 when it could no longer safely serve as a residence and it was purchased for demolition.

OVERVIEW



529 N. Main Street
Garretson, SD 57030

PROPERTY SUMMARY

Price	\$429,000 (\$45.15 / SF)
Building Size (+/-)	9,502 SF
Lot Size (+/-)	58,949 SF
Zoning	Multi-Family Residential
Year Built	1908
Main-Floor Wall Height	14 FT
Apartments	6
On-Site Parking Spaces	3

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Listing Price
\$429,000
(\$45.15 / SF)

- 4,800 SF main-floor space available for lease or owner occupant
- Apartment Mix: 1: Studio, 2: One Bed, 3: 2 Bed
- On National Register of Historic Places
- Recently tuck-pointed
- Allowance for roof replacement included



FINANCIAL SUMMARY

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APARTMENT INCOME	
Studio	\$400.00
1-Bed	\$560.00
1-Bed	\$585.00
2-Bed	\$530.00
2-Bed	\$695.00
2-Bed	\$695.00
Total	\$3,465 / Month

- Tenant pays electric
- Landlord pays water, sewer, garbage, and propane

TOTAL BUILDING EXPENSES	
Real Estate Taxes	\$4,002.00
Insurance	\$2,674.00
Garbage	\$574.00
Water/Sewer	\$2,532.00
Propane	\$3,809.00
Electricity	\$1,300.00
Repairs + Maintenance	\$5,000 Approx.
Total	\$19,891.00

PARCEL

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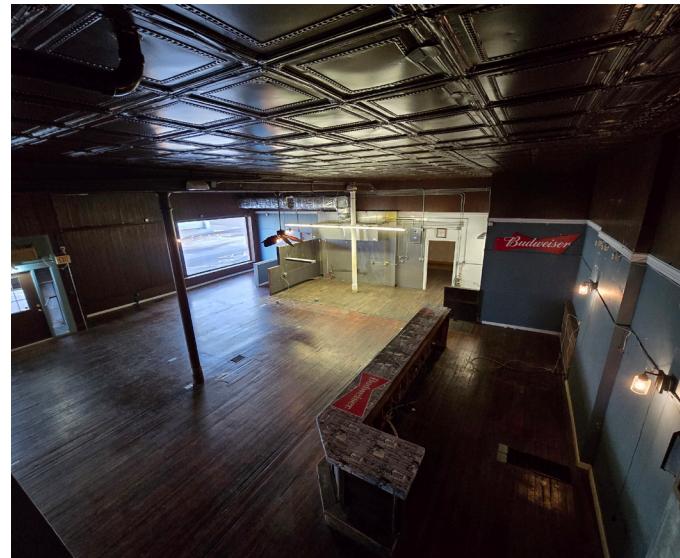
EXTERIOR PHOTOS

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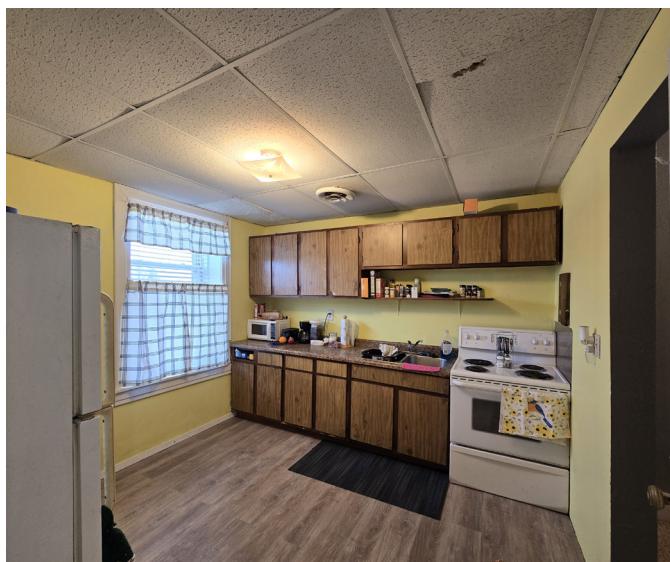
MAIN FLOOR PHOTOS

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TWO-BEDROOM PHOTOS

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ONE-BEDROOM PHOTOS

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LOCAL MAP

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DID YOU KNOW?

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The Wangsness Building was featured on Food Network's *Diners, Drive-Ins and Dives* when celebrity chef Guy Fieri visited O So Good in Garretson. Known as the "Mayor of Flavortown," Fieri sampled bold dishes like jerk chicken and a cheesy shrimp hot plate, putting this local spot on the national culinary map. His visit highlighted the building as part of South Dakota's vibrant food scene.



AREA OVERVIEW

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Area Overview

Garretson, South Dakota



Year	1 mile	3 miles
2020 Total Population	1,258	1,668
2020 Household Population	1,240	1,644
2024 Total Population	1,357	1,808
2024 Household Population	1,339	1,784
2029 Total Population	1,428	1,903
2029 Household Population	1,410	1,879

HOUSING STATS



\$410,759

Median Home Value



\$14,638

Average Spent on Mortgage & Basics



\$622

Median Contract Rent



75

Total Businesses



529

Total Employees

EMPLOYMENT



63%

White Collar



29%

Blue Collar



8%

Services



1.7%

Unemployment Rate

INCOME



\$85,656

Median Household Income



\$42,730

Per Capita Income



\$391,746

Median Net Worth

1 mile

1 mile

1 mile

Exclusively listed by:



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