

COMMERCIAL PROPERTY FOR SALE

\$615,000

1710 East Grand Crossing, Mobridge, SD



Prime Commercial Property with Highway Frontage – 2.59 Acres

Located on a high-visibility 2.59-acre lot with over 255 feet of highway frontage, this well-maintained commercial property offers a unique opportunity for a wide range of business uses. The building features 4,000 square feet of finished space and an additional 900 square feet of unfinished area, providing flexibility for expansion, storage, or customized buildouts. Inside, you'll find five private office rooms, a spacious conference room, and a separate suite with its own bathroom—currently used for esthetician services. A large registration and waiting area welcomes clients, while added wall insulation throughout the interior enhances privacy between rooms. The property also includes two half baths, a storage room, and a lean-to area for extra storage needs.

PROPERTY INFORMATION:

- **Acres:** 2.59 • **Highway Frontage:** 255.3' • **Size:** 4000 SF finished, 900 SF unfinished
- **Heating:** Natural gas • **Cooling:** Central air • **Electric:** MDU • **Water:** City • **Sewer:** City
- **Exterior Features:** Large parking area out front and on east side; over an acre behind the building currently in alfalfa
- **Interior Features:** Office space with 5 rooms, a large conference room and a separate space with its own bathroom used for esthetician services. Additional wall insulation between the rooms for added privacy. Two ½ baths and spacious registration/waiting area, plus a storage room and unfinished lean-to space for additional storage. Gym area has a large open space, ½ bath and shower, along with its own HVAC
- **Improvements in 2020:** New furnace in both business space and gym, stained and sealed floors, complete renovation with buildouts of office spaces and gym area, overhead doors
- **Personal Property Included:** Wall AC unit in east room



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The gym portion of the building boasts a wide-open layout, its own furnace, a half bath, and a shower—making it ideal for fitness, training, or studio space. Recent renovations in 2020 include new furnaces for both the business and gym spaces, stained and sealed floors, complete interior buildouts for office and gym areas, and the installation of overhead doors. Outside, the property offers generous parking in the front and east side, with over an acre of land behind the building currently in alfalfa—perfect for future development or outdoor uses.

With its flexible layout, extensive upgrades, and prime location, this property is perfectly suited for a variety of business operations including professional services, fitness/wellness, retail, or a mixed-use concept. Could also be a great space for hunting and fishing enthusiasts!



PROPERTY INFORMATION

- **Legal:** Lots 2-5 & vacated street between Lots 1&2, Mobridge Replat in W $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ & S $\frac{1}{2}$ S $\frac{1}{2}$ of Lot 10, Subd of E $\frac{1}{2}$ SE $\frac{1}{4}$ 20-124-79, Walworth County, SD
- **Taxes (2024):** \$2885.82



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