

Prepared by:  
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**The Move Group**

Cell: 605-215-1776

MLS # **117010**

Status **Active**

PS Contingency

**Multifamily Property**

**Address: 1015 Walnut St**

**Unit #:**

**Price \$2,995,000**



Year Built **1977** Total Units **44**  
SqFt Fin Apx-2nd **17,754**  
SqFt Fin Apx-3rd **0**  
Bsmt SF Size Apx-BS  
SqFt Fin Apx-Main **18,624**  
SqFt Fin Apx-Total **36,378**  
Exterior **Vinyl**  
Garage Stalls  
Garage **None**  
Garage SqFt Apx  
Roof **Asphalt Shingles**  
Basement **None**

Annual Gross \$  
Utilities \$  
Ins \$  
Other \$  
Net Income \$  
Elec Separate by Unit

Electric Expense \$  
Heat Expense \$  
Water/Swr Expense \$  
Gross Income Actual

Coin Op Wash Dry  
Heat Separate by Unit  
Water Separate by Unit  
Separately Metered **No**

City **Yankton**  
State **SD**  
Zip **57078**  
County **Yankton**  
Region **Yankton City Limits**  
Owner Occupied Tax **No**  
Owner **Dakota Investors LLC**  
Parcel No **78.900.002.010**  
Parcel No 2 **78.820.002.240**  
Lot Size SF **97,822**  
AcresApx **2.25**  
Flood Plain **Unverified**  
Depth Ft  
Frontage Ft  
Off Street Parking  
Driveway **Concrete**  
Pt. Water Source **City**  
Sewer **City**  
Fuel **Electric**  
Heating **Baseboard**  
Cooling **Window Unit**  
Water Heater **Electric**

Original Price **\$2,995,000**  
Tax Year **2024**  
Taxes Apx \$ **\$18,402**  
Assessments  
Monthly HOA/Condo Fee \$ **\$0**  
Lease Fee \$  
Possession **at close**  
Key Location **Office**  
Internet Display **Yes**  
VOW Address **Yes**  
Allow AVM **No**  
Allow Blogging **No**  
DOM **0**  
Exclusive Listing **Yes**

Electric Provider **NorthWestern Energy**  
Natural Gas Provider **None**  
Propane Provider **None**  
Water Provider **City Water**  
Internet/TV/Phone Provide **MIDCO**

Personal Property Included **Kitchen Appliances**

Rent	Furnished	Garage	Bdrms	Baths
	No	No	1	1.00
	No	No	2	1.00
	No	No	3	1.00

**Public Remarks** This 44-unit multifamily apartment complex in Yankton, South Dakota, presents an exceptional investment opportunity. Built in 1977, this HUD property offers a versatile mix of units, including 28 one-bedroom apartments, 12 two-bedroom apartments, and 4 three-bedroom apartments, making it an attractive option for a diverse range of tenants. Centrally located in the heart of Yankton, the property provides convenient access to schools, shopping, and employment opportunities, enhancing its appeal to renters. Yankton is one of South Dakota's most vibrant and desirable communities—offering small-town warmth paired with strong economic growth. The city's diverse economy, anchored by healthcare, manufacturing, and education, provides a solid foundation for continued expansion and stability. Yankton boasts one of the lowest unemployment rates in the state, with hundreds of open positions across multiple industries. The local rental market remains exceptionally strong, with historically

Driving Directions		
Legal Desc <b>LTS 13-24 BLK 2 TRIPP &amp; HARRIS ADDN &amp; ADJ VAC ALLEY BETWEEN 10TH &amp; 11TH STREETS and LTS 1, 2 &amp; N36' LT 3 BLK 2 WETMORE &amp; STEWARTS ADDN &amp; ADJ VAC ALLEY BETWEEN 10TH&amp; 11TH STREETS CITY and COUNTY OF YANKTON, SD</b>		
Section	Township	Range
Realtor Owned <b>No</b> Bank Owned <b>No</b> Short Sale <b>No</b> In House # Audio Recording Device <b>No</b> Video Recording Device <b>No</b>		
Listing Agent <b>Mason Schramm - Cell: 605-215-1776</b> Listing Office <b>The Move Group - 605-215-1776</b> Pending Sale Office		Co-List Agent Co-List Office
Selling Price Original Price <b>\$2,995,000</b>	Sold Financing	Closing Date Pending Date List Date <b>10/6/2025</b>
Selling Agent Selling Office Concessions		Co-Sell Agent Co-Sell Office
Agent Only Remarks <b>Property in HUD Contract. Please contact Mason to schedule a time to show and for property information.</b>		