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The Move Group

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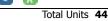
MLS # 117010 Status Active **PS** Contingency

Multifamily Property Address: 1015 Walnut St Unit #: **Price** \$2,995,000



Year Built 1977





SqFt Fin Apx-2nd 17,754 SaFt Fin Apx-3rd Bsmt SF Size Apx-BS

SqFt Fin Apx-Main 18,624 SqFt Fin Apx-Total 36,378 Exterior Vinyl

Garage Stalls Garage

Garage SqFt Apx Roof

Asphalt Shingles Basement None

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

City Yankton State SD 57078 Zip County Yankton Region Owner Occupied Tax No Owner Parcel No 78.900.002.010 Parcel No 2 78.820.002.240 Lot Size SF 97,822 AcresApx 2.25 Unverified Flood Plain Depth Ft Frontage Ft Off Street Parking

Driveway Pt. Water Source Sewer Fuel Heating Cooling

Water Heater

Original Price \$2,995,000 Tax Year 2024 Taxes Apx \$ \$18,402 Assessments **Yankton City Limits** Monthly HOA/Condo Fee \$ \$0 Lease Fee \$ **Dakota Investors LLC** Possession **Key Location**

at close Office Internet Display Yes VOW Address Yes Allow AVM No Allow Blogging No DOM 0 **Exclusive Listing** Yes

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

Personal Property Included Kitchen Appliances

City

City

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