

314 S. Henry Street Pierre, SD 57501

PROPERTY HIGHLIGHTS

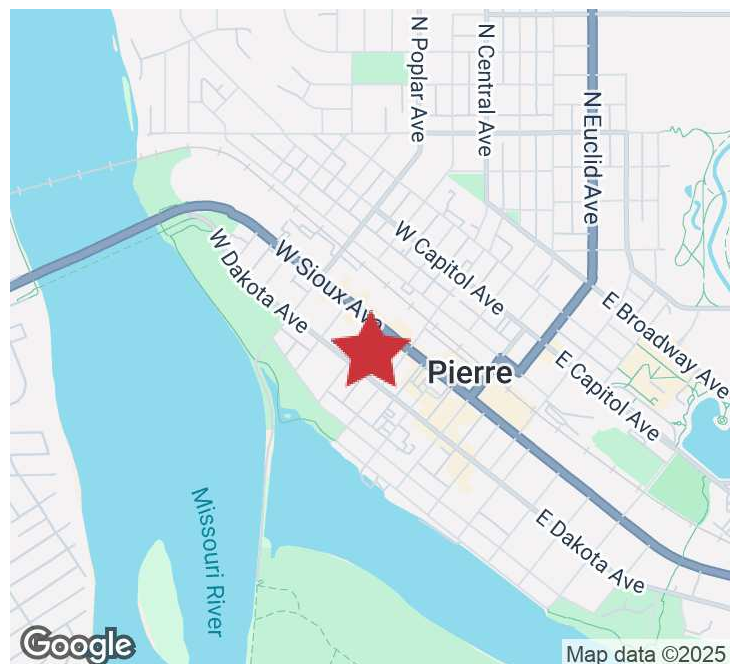
- Fully leased office building - Investment opportunity
- North suite offers ample private offices and open work areas along with storage and private restrooms
- South suite has 3 private offices and a large open work area with private restrooms and storage
- Parking lot on the southwest side of the building (separate parcel) is included - 324 S. Henry Street
- Year Built: 1969
- Additions built in 1990 and 2003
- Zoning: Central Business

LOCATION DESCRIPTION

Located between Dakota Avenue and Sioux Avenue on Henry Street

Current tenants include USDA Veterinary Services & Birthright Area neighbors include Verizon, Hardee's, Guadalajara Mexican Restaurant, Quality Inn, Dairy Queen, Lynn's Dakotamart

Sale Price	\$620,000
Cap Rate	8.74%
Building Size	8,900 SF
Lot Size (Two Parcels)	0.57 AC (24,739 SF)

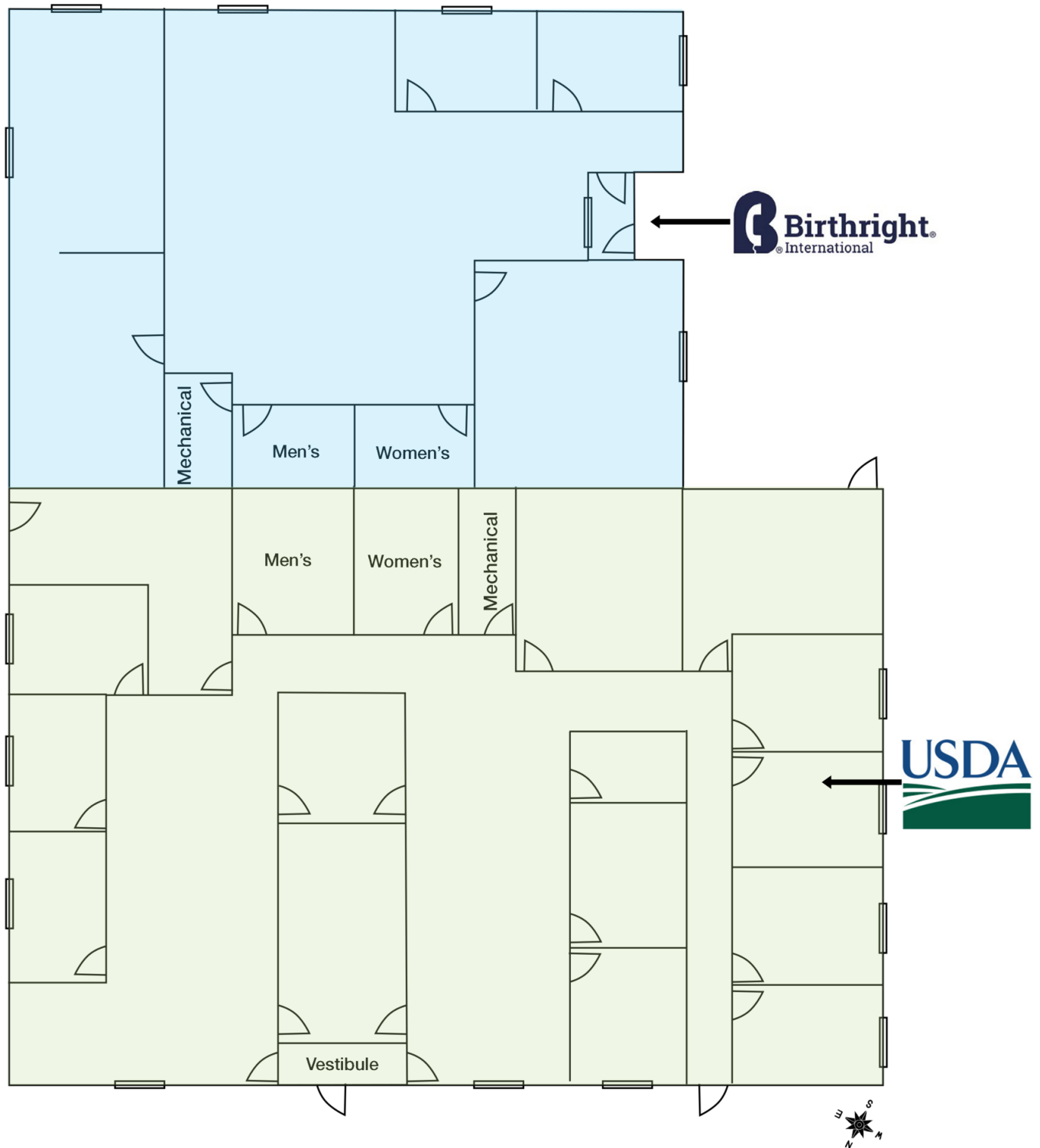


FLOOR PLAN

314 S. HENRY STREET
Pierre, SD 57501

FOR SALE

Office Building



ANNUAL PROPERTY OPERATING DATA

314 S. HENRY STREET

Pierre, SD 57501

FOR SALE

Office Building

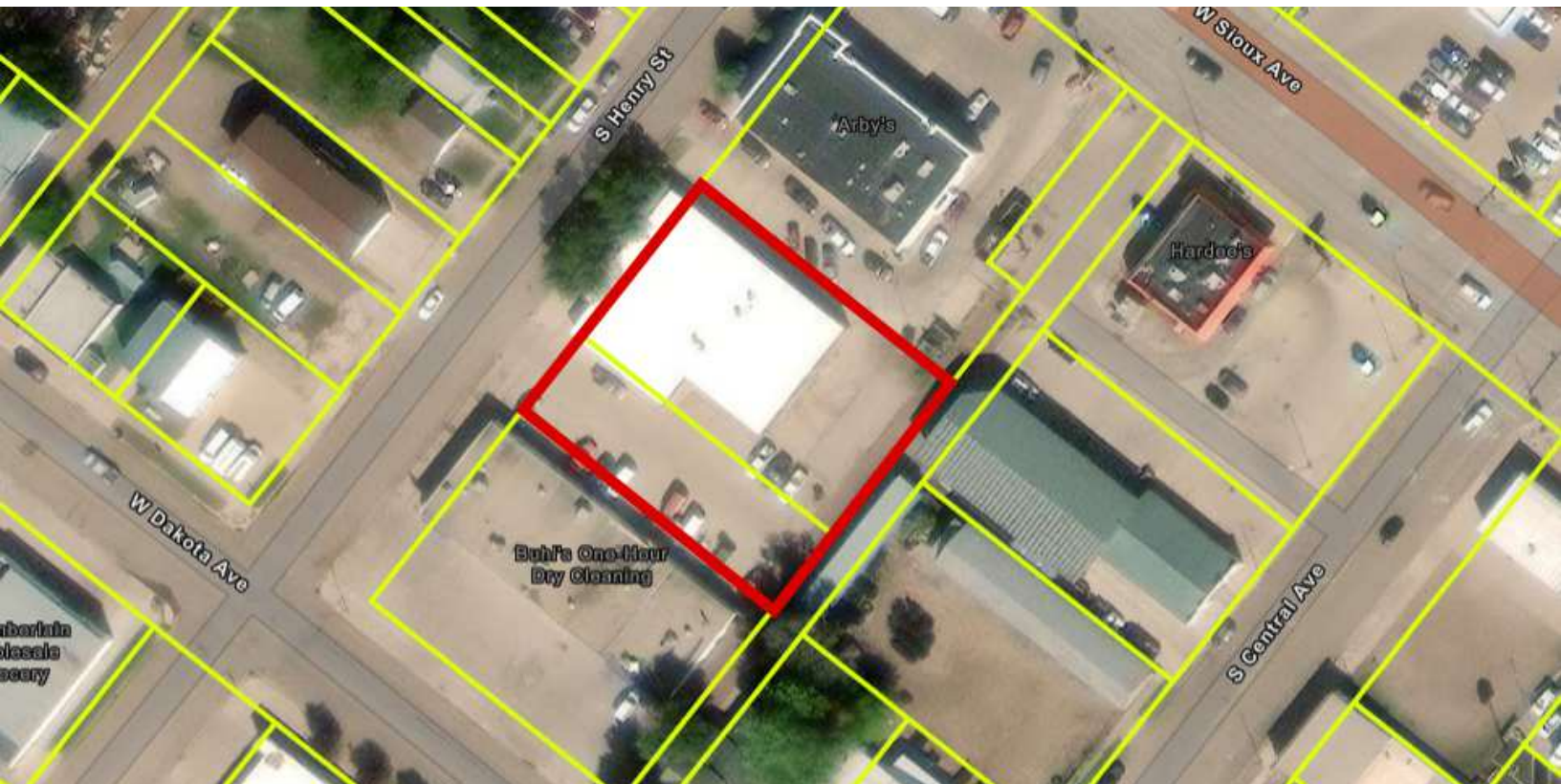
Property Name		Pierre office building		Annual Property Operating Data									
Location		314 S Henry Street, Pierre, SD											
Type of Property		Office		Purchase Price		620,000							
Size of Property		8,900	(Sq. Ft./Units)	Plus Acquisition Costs									
				Plus Loan Fees/Costs									
Purpose of analysis				Less Mortgages		496,000							
				Equals Initial Investment		124,000							
Assessed/Appraised Values													
Land		262,500	17%										
Improvements		1,314,000	83%									Amort	Loan
Personal Property		0	0%			Balance		Periodic Pmt	Pmts/Yr	Interest	Period	Term	
Total		1,576,500	100%			1st	\$496,000	\$3,506	12	7.0%	25	25	
						2nd							
Adjusted Basis as of		2-May-25	\$620,000										
			%										
ALL FIGURES ARE ANNUAL		of GOI										COMMENTS/FOOTNOTES	
Tenant		\$ /month		Total Annually									
USDA		\$ 5,786.23		\$ 69,434.76		Month to month							
Birthright		\$ 3,333.33		\$ 40,000.00		1 year lease will be signed at Closing							
Total		\$ 9,119.56		\$ 109,435									
Less: Vacancy & Cr. Losses				\$ -									
GROSS OPERATING INCOME				\$ 109,435									
OPERATING EXPENSES:													
Real Estate Taxes - Building		10.65%		\$ 11,660.16		2024 paid in 2025							
Real Estat Taxes - Parking Lot		1.40%		\$ 1,533.40		2024 paid in 2025							
Property Insurance		6.69%		\$ 7,318.00		Current							
Janitorial		11.28%		\$ 12,345.75									
Repairs and Maintenance		12.41%		\$ 13,576.50									
Utilities		8.06%		\$ 8,816.59									
TOTAL OPERATING EXPENSES		50.49%		\$ 55,250.40		\$ 55,250							
NET OPERATING INCOME						\$ 54,184							
Less: Annual Debt Service						\$ 42,067							
Less: Participation Payments (from Assumptions)													
Less: Leasing Commissions													
Less: Funded Reserves													
CASH FLOW BEFORE TAXES						\$ 12,117							
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The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.						Prepared by:		NAI Sioux Falls					

EXTERIOR & PARCEL

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NORTH SIDE PHOTOS

314 S. HENRY STREET
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FOR SALE

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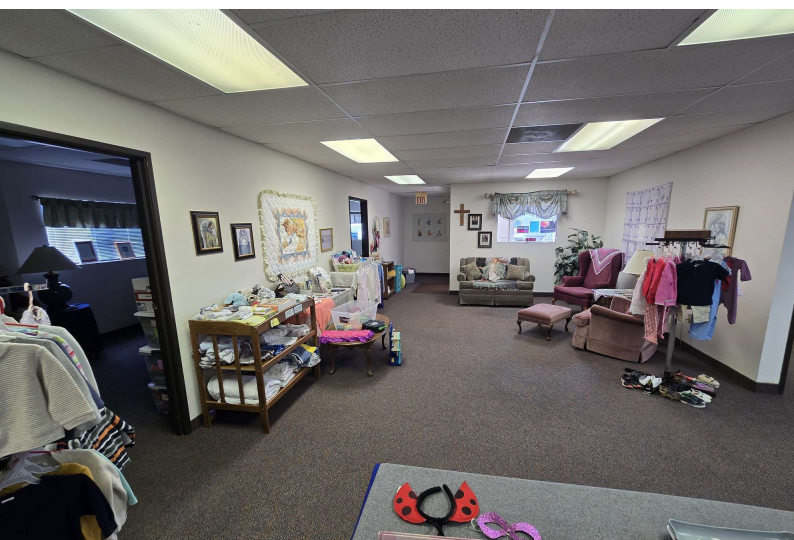


SOUTH SIDE PHOTOS

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FOR SALE

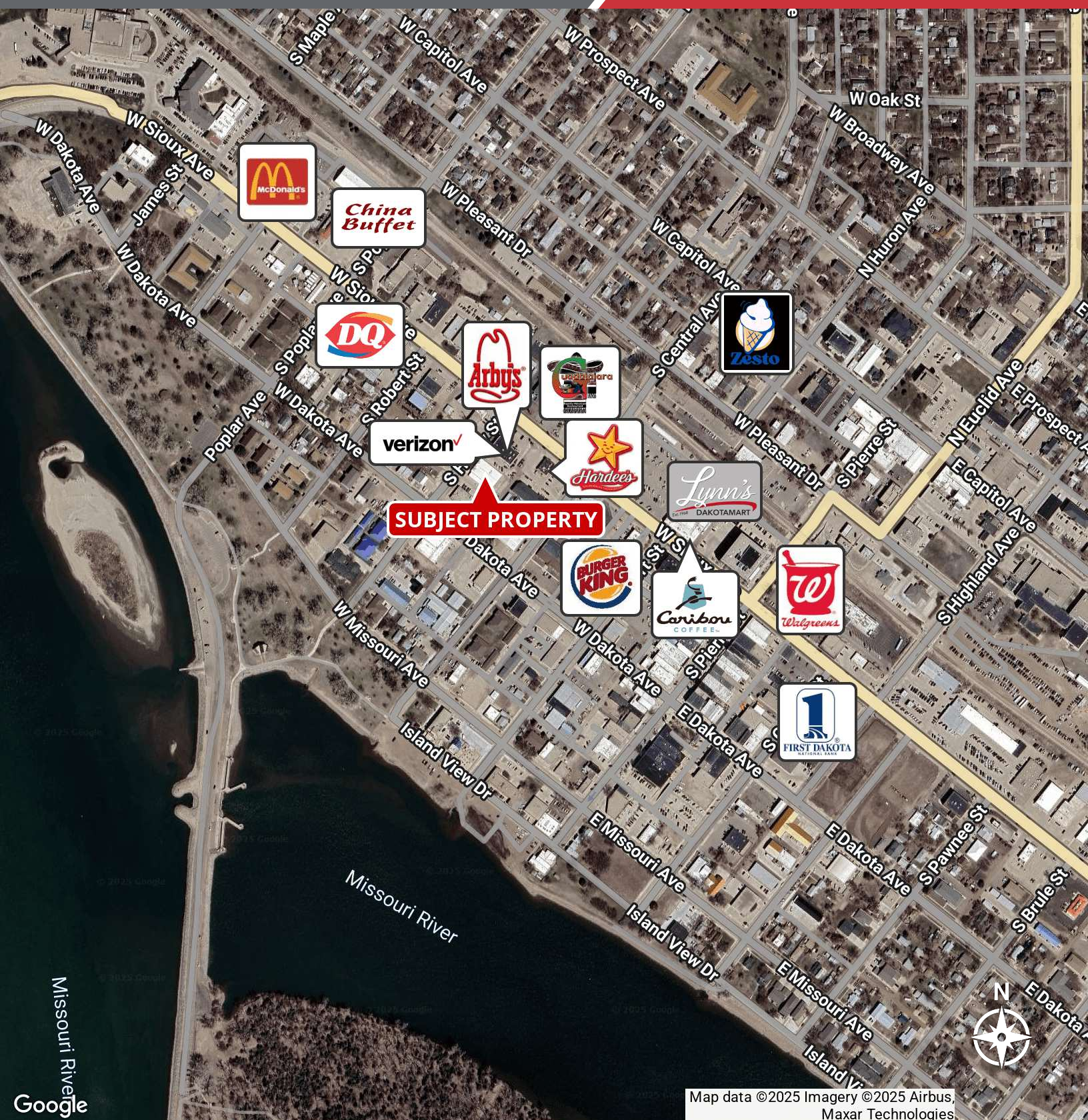
Office Building



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FOR SALE

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