



Business Description

The current owner, who has owned the business for over 15 years, is looking to retire, providing an ideal opportunity for a new owner to take the reins. With the owner willing stay to train along with him and possibly staying as an employee, makes this an ideal option for someone looking for a turnkey opportunity. This well-maintained office building built in 1996 includes 2 offices, reception/waiting area, breakroom and restroom, offers prime real estate on Main Street. The property is zoned Commercial General and the lot offers enough space for expansion. With FF&E and the real estate included, this business presents an enticing opportunity for an entrepreneur seeking well established business.

Location Description

Take I90 to Salem exit, turn north on Hwy 81, turn east on Drake Ave, turn north Main St and building on east side of Main Street. Neighboring businesses include Feterl's Meats, Brewery, First Dakota National Bank, End Zone

Property Highlights

- Current owner since 2010 is retiring
- Acquire established book of business with services including booking, taxes and payroll
- Prime Real Estate on Salem's Main Street
- Zoning: Commercial General
- Property Taxes: \$1,605.78
- 2 offices, reception/waiting area, breakroom and restroom with potential future expansion with large lot

Offering Summary

Sale Price:	\$590,000
Lot Size:	17,010 SF
Building Size:	936 SF

Stacey Sieverding
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stacey@bhhsmidwestrealty.com

Midwest Realty
1120 E. 77th Street
Sioux Falls, SD 57108
605.274.1034
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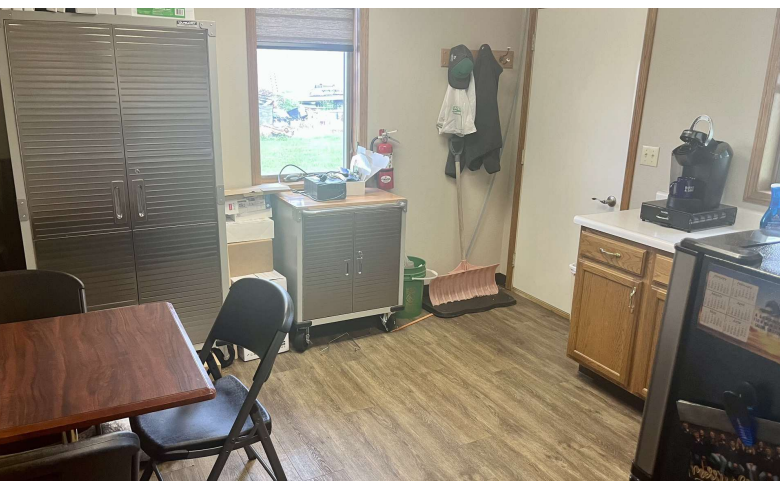
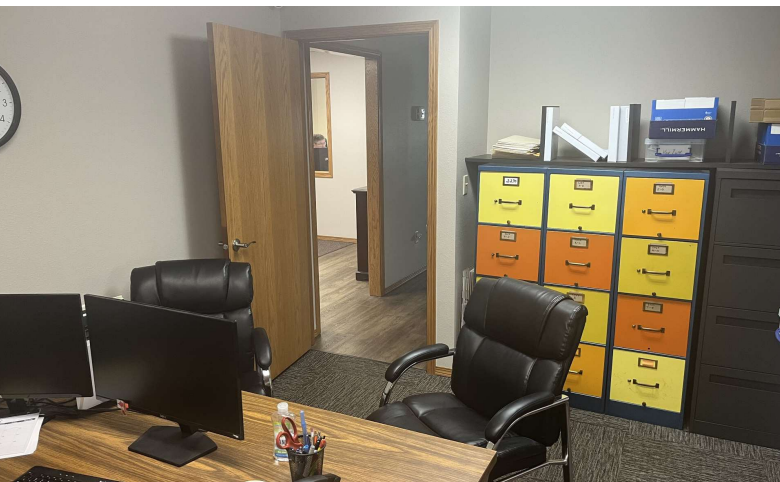
BERKSHIRE
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REALTY

A & C Business Services

110 N Main Street, Salem, SD 57058

FOR SALE

Additional Photos



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FOR SALE

BUSINESS FACTS:

- Address: 110 North Main Street, Salem, SD 57058
- Price: \$590,000
- Built in 1996 and current owner since 2010
- Real Estate included: Lot Size 17,010 +/- sq ft, Building Size 936 +/- sq ft
- Zoning: Commercial General
- Property Taxes: \$1,605.78
- Furniture, Fixtures and Equipment: Included in sale, see list below
- Financials: Contact Broker for details



FURNITURE, FIXTURES AND EQUIPMENT**:

- * Desks: Four (4)
- * Desk chairs: Four (4)
- * Guest chairs: Seven (7)
- * Monitors: Seven (7)
- * Large file cabinets: Five (5)
- * Small file cabinets: Five (5)
- * Double cabinets: Three (3)
- * Entry table: One (1)
- * Credenza: One (1)
- * Refrigerator: One (1)
- * Microwave: One (1)
- * Dining table: One (1)
- * Dining chairs: Two (2)
- * Commercial Shredder: One (1)
- * Printers: Three (3)
- * Copier/scanner/printer: Two (2)
- * Desk Scanners: Two (2)
- * 4 drawer Steel case cabinet: One (1)
- * Bookcase: One (1)
- * End table: Two (2)

**subject to change—updated before closing

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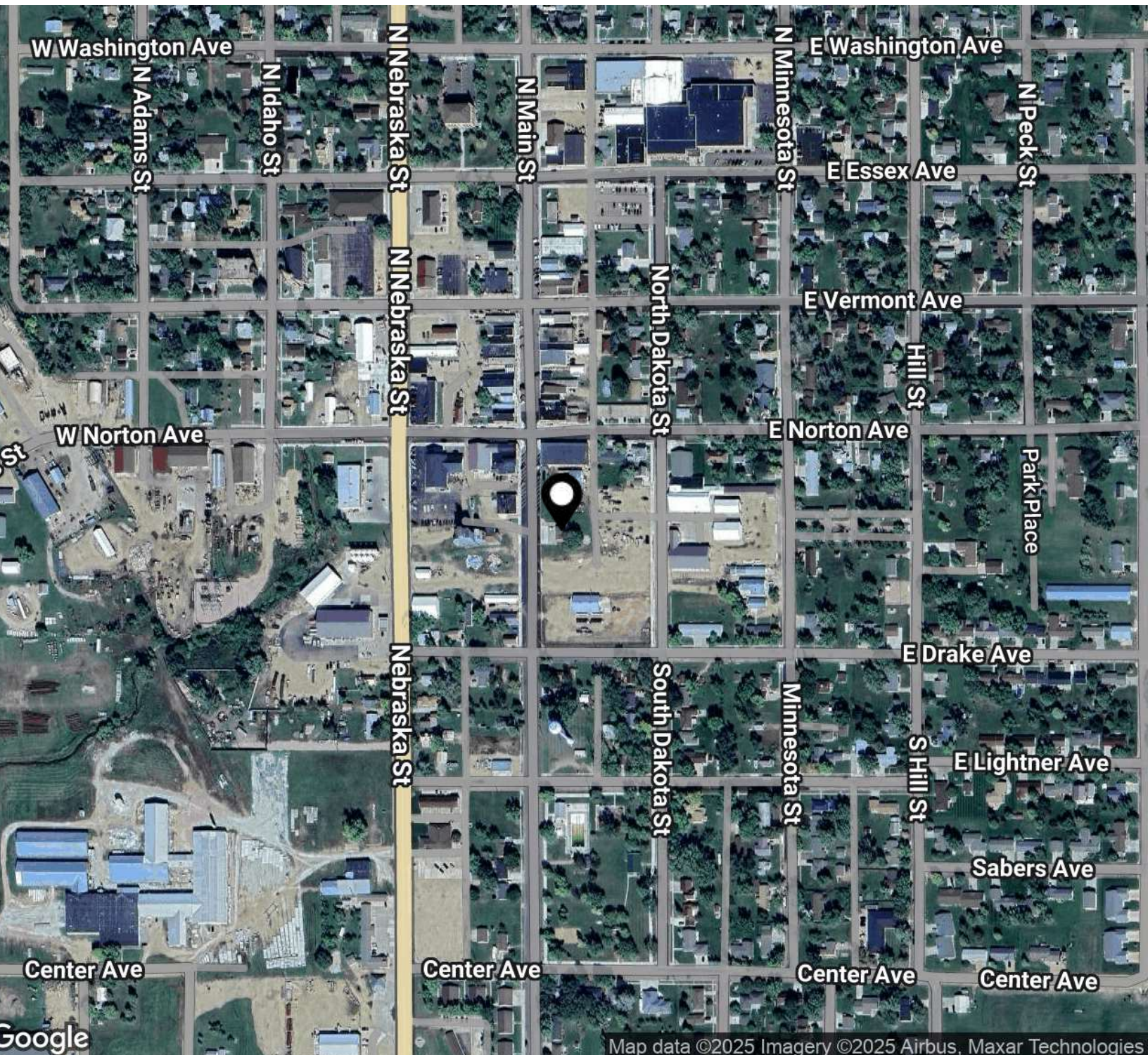
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FOR SALE

Location Map

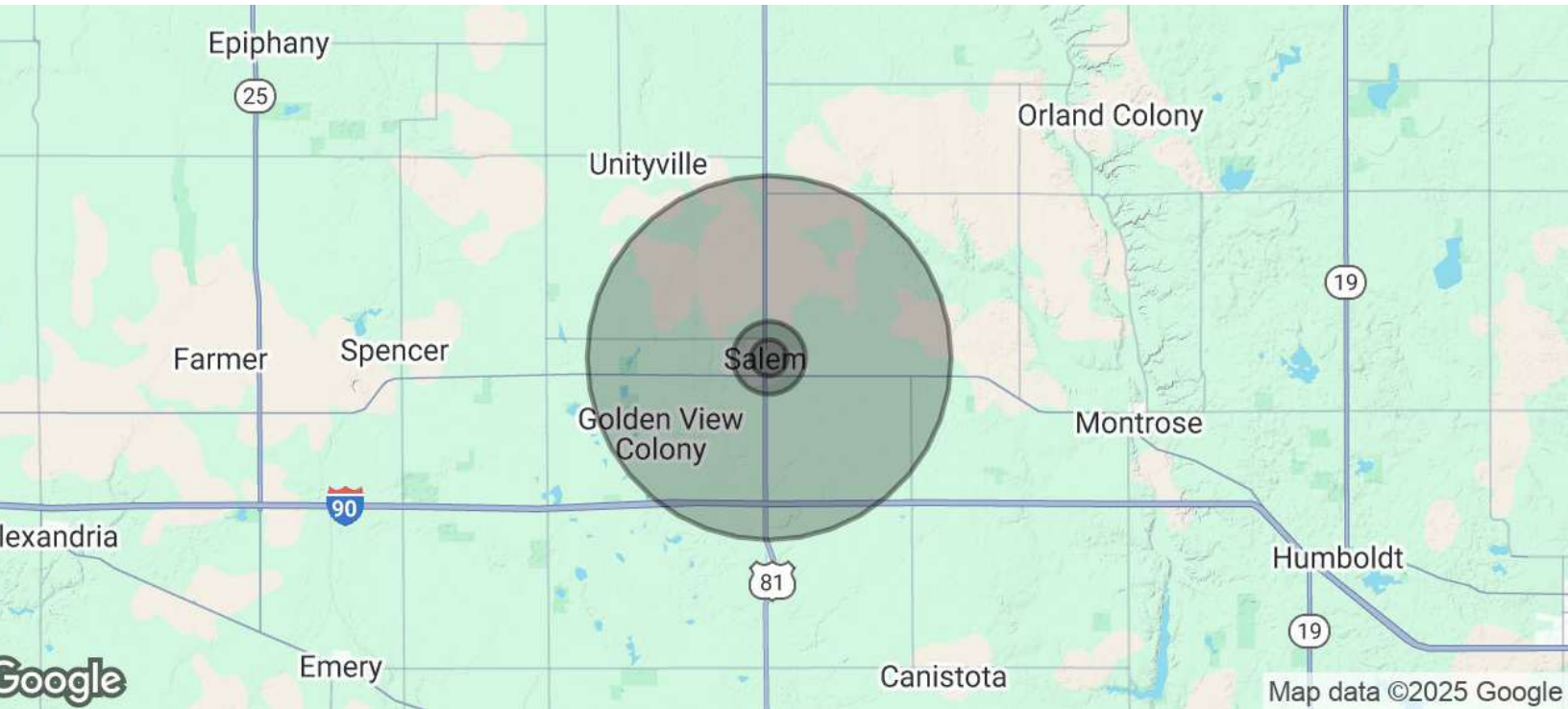


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Population	0.5 Miles	1 Mile	5 Miles
Total Population	1,223	1,345	1,813
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	45	45	44

Households & Income	0.5 Miles	1 Mile	5 Miles
Total Households	513	564	728
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$119,068	\$119,068	\$115,487
Average House Value	\$218,304	\$218,304	\$245,599

Demographics data derived from AlphaMap

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