

# COMMERCIAL SHOP/OFFICE BUILDING AND YARD FOR SALE

**LOCATION: 7389 INDEPENDENCE ST. SUMMERSET S.D.**

**DIRECTIONS:** On Sturgis Road, ½ mile North of Summerset Housing Development near Neighbors Restaurant.

**BUILDING:** 60'x108' = 6480 sq.ft. Post Frame Type building built in year 2000.

Break down as follows:

60'x88' = 5280 sq.ft. Shop area with two large Overhead doors,  
in addition - 1200 sq.ft. - Entry, Parts/Repair room, Mech. room and Restroom.

20'x60' = 1200 sq.ft. Second level - Includes Stairs, Office's, Kitchenette/Conference room and Restroom.

**CONSTRUCTION YARD:** 1.29 Acres Chain linked fenced/gate area, with storage sheds.

**ADJACENT PROPERTY:** .576 Acres next to construction yard for future expansion.

**NOTE:** \* Great location, ¼ mile off interstate 90 - exiting off exit 48 \* Used now for Fabricating and Construction Contracting use, can easily be altered for other use \* 3 phase power \* Lean To type roofs for protective outside storage \* Pre-Retirement Sale - including Construction equipment/tools.



**OWNER: JIM AND PAM SEMMLER**  
**FOR MORE DETAILS: 605-787-4765 cell 605-391-9373**