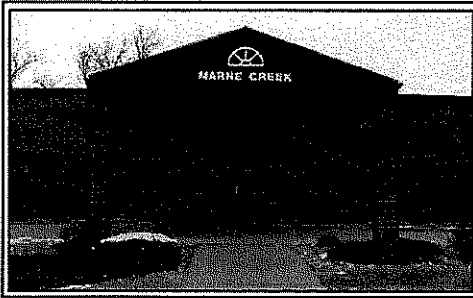


Pro-Link Realty
712-224-2300

Prepared by:
Pro-Link Realty, Inc
712-224-2300/info@pro-linkrealty.com

August 14, 2008



Address: **610 23rd W 5**
Yankton, SD 57078

List Price: **\$11**
Listing #: **0802234**

Status: **Active**
MLS Area: **South Dakota**

Style:
Ownership:
Total Bdrms:
Total Baths:

Professional Office Space recently updated on the Northwest side of Yankton. 4,518 SF of available space that can be split down a number of ways to suite your specific needs. Very well maintained with ample off-street parking.

Comments This beautiful, modern Professional Building is easy to find just off of Broadway, and just across the street north from the Mall. Common area recently refinished with new paint and carpet. The exterior features updated landscaping. Building accommodates a variety of office sizes (200 SF to 4,518 SF) with negotiable lease terms. The lease rate is \$11 per SF which includes taxes, insurance, building maintenance, snow removal, electricity and heat. There is ample off-street parking and easy access. Owner is a licensed real estate broker in South Dakota.

Residence Information

Yr Built:	Basement:
Occupant:	Walk-Out:
Roof:	AC Type:
Exterior:	Heat Type:
Trim Type:	Water
SqFt, Above	Garage Type:
SqFt, Main:	Garage Stalls:
SqFt, Below	Garage SF:
Total SqFt:	Driveway:
Fireplaces:	Avg. Utilities:
Fireplace	Assc Fee:
Included:	
Not Included:	

Amenities

Commercial Information Business Type: Office Business for: No Trade/Exchange: No Inventory: No Fixed Equip Incl: No Space for Lease: Yes Exterior: Brick Roof Type: Metal Heating: Forced Air AC Type: Central Off Street: 60 Garage Spaces: 0 Overhead Door: No Elevator: No Sprinkler: No Mortgage Balance: 1st Mortgage Pncpl & Int: Interest Rate: Sched Oper Income: Actual Operating Expenses: Actual Vacancy/Loss: Vacant Net operating income: Operat			Building for: No Year Built: 1989 Rent As Is: Yes Occupancy: Vacant Stories: 1 Ceiling Height: 10 Building SqFt: 4518 Sq Ft Down: 0 Sq Ft Main: 200 Sq Ft 2nd Lvl: 0 Sq Ft 3rd Lvl: 0 Sq. Foot: 200 Land SqFt: 242411 Land Assmnt: Building Rental Per Sq: 11 Rental Per Sq: 11 Permits: No Environmental: No Soil Test: No Cash Flow Stmt: Annual Prop. Op. Data: Income Op Data:			Commercial Features Parking Spaces		
Property Information Acres: 5.5 Lot Size: 242,411 sf Frontage Ft.: Depth Ft.: Elem Sch: Yankton Mdl/JH School: Yankton High: Yankton Region: Surrounding Areas/Other S-T-R: -- Possession: Negot Terms: Cash Abstract Loc.: Assessed: \$633,410 Legal: S 450' of Lot 5, Flake's Subdivision to Yankton, Yankton County, SD			Total Taxes: 10917 Tax Class: OTH Tax Year: 06 Assmts: Water Type: City Sewer Type: City Fuel Type: Natural Gas Flood: Unverified Zoning: BC Plat: Parcel: 78235000050 Latitude: Longitude:			Property Features		

Listing Information

Owner: Kelly Investments LLC	Buyer Agent: Yes	Sub Agent: No	Non Agent: No
Owner: 712-223-3671	Comm: 3	Sub Agent	Non-Agent
Agent Owned: Yes	B. A. Dual/Var: No	S. A. Dual/Var: No	Non-Agent: No
	Key Location: Office		Exclusive: Yes
Listing Agent: Kyle Kelly	Sale Date:	Contingency: None	
Agent Phone: 712-223-3671	Selling Price:	DOM: 211	
Listing Office: Pro-Link Realty	Selling Office:	Closing	
	Selling Agent:	Bonus:	
Office Phone: 712-224-2300	Selling Sale	Min.	
Instructions: Call or Text Kyle at 712-223-3671. Keys are at Pro-Link Realty Office.		Lease Fee:	

Financing:
Commercial Lease

History Information

<u>Effective Date</u>	<u>Old Price</u>	<u>New Price</u>	<u>Old Status</u>	<u>New Status</u>	<u>Old Contingency</u>	<u>New Contingency</u>
1/16/2008		\$11		ACTV		None

Pictures

