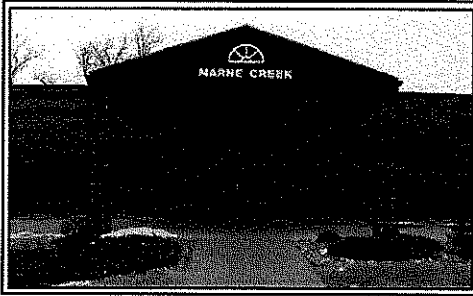


**Pro-Link Realty**  
**712-224-2300**

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

August 14, 2008



Address: **610 23rd W 7**  
**Yankton, SD 57078**

List Price: **\$11**  
 Listing #: **0802236**

Style:  
 Ownership:

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

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.**

<b>Residence Information</b>	
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:	

<b>Amenities</b>

<b>Commercial Information</b> Business Type: <b>Office</b> Business for: <b>No</b> Trade/Exchange: <b>No</b> Inventory: <b>No</b> Fixed Equip Incl: <b>No</b> Space for Lease: <b>Yes</b>  Exterior: <b>Brick</b> Roof Type: <b>Metal</b> Heating: <b>Forced Air</b> AC Type: <b>Central</b>  Off Street: <b>60</b> Garage Spaces: <b>0</b> Overhead Door: Dock: <b>No</b>  Elevator: <b>No</b> Sprinkler: <b>No</b>  Mortgage Balance: 1st Mortgage Pncpl & Int Interest Rate:  Sched Oper Income:                      Actual Operating Expenses:                      Actual Vacancy/Loss:                              Vacan Net operating income:                      Operat			<b>Commercial Features</b> Building for: <b>No</b> Year Built: <b>1989</b> Rent As Is: <b>Yes</b> Occupancy: <b>Vacant</b> Stories: <b>1</b> Ceiling Height: <b>10</b>  Building SqFt: <b>4518</b> Sq Ft Down: <b>0</b> Sq Ft Main: <b>997</b> Sq Ft 2nd Lvl: <b>0</b> Sq Ft 3rd Lvl: <b>0</b> Sq. Foot: <b>997</b> Land SqFt: <b>242411</b> Land Assmnt: Building Rental Per Sq Rental Per Sq: <b>11</b>  Permits: <b>No</b> Environmental: <b>No</b> Soil Test: <b>No</b>  Cash Flow Stmt: Annual Prop. Op. Data: Income Op Data:			<b>Commercial Features</b> Parking Spaces		
<b>Property Information</b> Acres: <b>5.5</b> Lot Size: <b>242,411 sf</b> Frontage Ft.: Depth Ft.:  Elem Sch: <b>Yankton</b> Mdl/JH School: <b>Yankton</b> High: <b>Yankton</b>  Region: <b>Surrounding Areas/Other</b> S-T-R: <b>--</b>  Possession: <b>Negot</b> Terms: <b>Cash</b>  Abstract Loc.: Assessed: <b>\$633,410</b>  Legal: <b>S 450' of Lot 5, Flake's Subdivision to Yankton, Yankton County, SD</b>			Total Taxes: <b>10917</b> Tax Class: <b>OTH</b> Tax Year: <b>06</b> Assmnts:  Water Type: <b>City</b> Sewer Type: <b>City</b> Fuel Type: <b>Natural Gas</b>  Flood: <b>Unverified</b> Zoning: <b>BC</b>  Plat: Parcel: <b>78235000050</b>  Latitude: Longitude:			<b>Property Features</b>		

These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.

**Listing Information**

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

