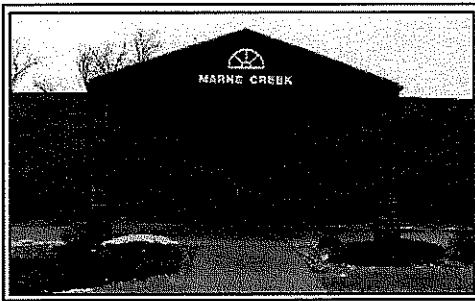


Pro-Link Realty
712-224-2300

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

August 14, 2008



Address: 610 23rd W 8
Yankton, SD 57078

List Price: \$11
Listing #: 0802237

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	Building for	No
Business for	No	Year Built:	1989
Trade/Exchange:	No	Rent As Is:	Yes
Inventory	No	Occupancy:	Vacant
Fixed Equip Incl:	No	Stories:	1
Space for Lease:	Yes	Ceiling Height:	10
Exterior:	Brick	Building SqFt:	4518
Roof Type:	Metal	Sq Ft Down:	0
Heating	Forced Air	Sq Ft Main:	712
AC Type:	Central	Sq Ft 2nd Lvl:	0
		Sq Ft 3rd Lvl:	0
Off Street	60	Sq. Foot	712
Garage Spaces:	0	Land SqFt:	242411
Overhead Door		Land Assmnt:	
Dock:	No	Building	
Elevator:	No	Rental Per Sq	
Sprinkler:	No	Rental Per Sq	11
Mortgage Balance:		Permits	No
1st Mortgage		Environmental	No
Pncpl & Int		Soil Test:	No
Interest Rate:			
Sched Oper Income:	Actual	Cash Flow Stmt:	
Operating Expenses:	Actual	Annual Prop. Op. Data:	
Vacancy/Loss:	Vacan	Income Op Data:	
Net operating income:	Operat		

Commercial Features

Parking Spaces

Property Information

Acres:	5.5	Total Taxes:	10917
Lot Size:	242,411 sf	Tax Class:	OTH
Frontage Ft.:		Tax Year:	06
Depth Ft.:		Assmts:	
Elem Sch:	Yankton	Water Type:	City
Mdl/JH School:	Yankton	Sewer Type:	City
High:	Yankton	Fuel Type:	Natural Gas
Region:	Surrounding Areas/Other	Flood:	Unverified
S-T-R:	--	Zoning:	BC
Possession:	Negot	Plat:	
Terms:	Cash	Parcel:	78235000050
Abstract Loc.:		Latitude:	
Assessed	\$633,410	Longitude:	
Legal	S 450' of Lot 5, Flake's Subdivision to Yankton, Yankton County, SD		

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
Listing Agent: Kyle Kelly	Key Location: Office		Exclusive: Yes
Agent Phone: 712-223-3671	Sale Date:		Contingency: None
Listing Office: Pro-Link Realty	Selling Price:		DOM: 211
Office Phone: 712-224-2300	Selling Office:		Closing
Instructions: Call or Text Kyle at 712-223-3671. Keys are at Pro-Link Realty Office.	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

