

611 Dahl Road, Spearfish, SD 57783

Updated August 2020

OFFICE BUILDING FOR SALE

Flexible use, single-level with garage on large lot



Sale Price:
\$750,000

Highlights

- Single-level, flexible use building with multiple entrances, large asphalt parking lot and garage space with 10' x 8' overhead door
- Currently configured with several large meeting rooms, large offices on the south side, two small offices near the east entrance, reception area, and a large kitchen/break room.
- New roof in 2020. Well-manicured landscaping and yard with a small storage shed. Fencing along the west side of the property.
- Centrally located one block off of Colorado Blvd between Downtown Spearfish to the west and major retail to the east along I-90. Across the street from Spearfish Canyon Country Club Golf Course.

Property Details

Building Size:	6,000 SF
Acres:	1.74 acres
Zoning:	C1- Central Commercial
Overhead Doors:	1 - 10' x 8'
Parking:	Asphalt, 46 spots
Year Built:	1980
Legal Description:	Connors Addn Spearfish, Lot 3A of SW1/4 NW1/4
Parcel PIN:	32180-14200-030-10
Taxes (2019):	\$8,181.76
Special Assessment (2019):	\$40.00
Utilities:	Water & Sewer - Spearfish Electric - Black Hills Energy Gas - Montana Dakota Utilities

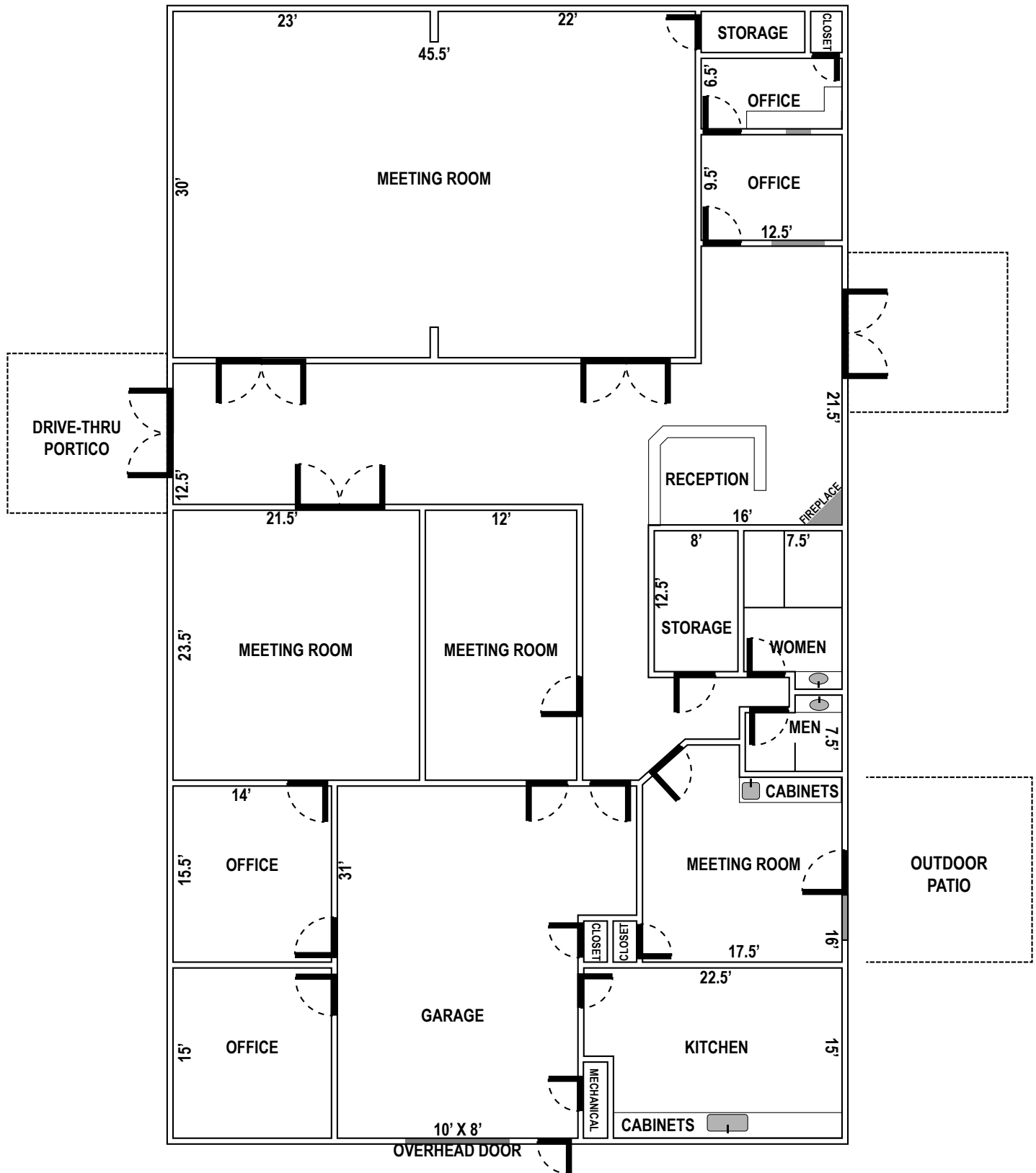


Exclusively listed by:
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Our PrioritySM*

FLOOR PLAN

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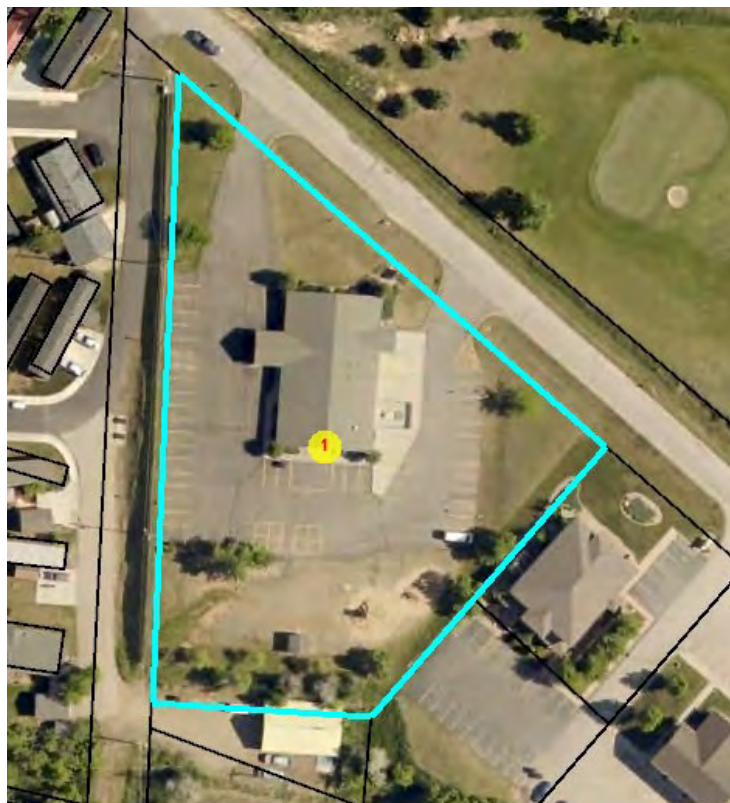
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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PHOTOS & LOCATION

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