

MR. AL'S | RALLY VENDOR BOOTH RENTALS & SEASONAL STORAGE

RALLY RETAIL FOR SALE

1219 Main Street, Sturgis, SD 57785



Updated March 2021



Exclusively listed by:

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Commercial Broker

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Your Property...

Our PrioritySM

PROPERTY SUMMARY

1219 Main Street, Sturgis, SD 57785

Property Details

Building Size (Approx.): 11,250 SF (150' x 75')
Attic - 4,000 SF
Acres: 0.35 Acres
Zoning: General Commercial
Year Built: 1927
Parcel ID: 01.71.17.04
Legal Description: ORIGINAL TOWN W 2.5' LOT 3; LOTS 4-7 BLK 17
Taxes (2018): \$14,631.16
Special Assessment (2018): \$206.01
Ceiling Height: 12'
Overhead Doors: 8 total (1 - 12' x 12'; 1 - 13' x 10'; 4 - 8' x 13'; 2 - 6.5' x 7')

Sale Price: \$1,340,000

Cap Rate: +9%



Property Highlights

- Flex building with highly desirable Main Street frontage in Downtown Sturgis.
- Houses booth rentals to apparel and souvenir vendors during the Sturgis Motorcycle Rally. Rents start at \$1,600 per booth.
- Off season, building converts to storage facilities for vehicles, motorcycles, boats and RV's - monthly rates between \$30 and \$60 (see chart below)
- Space for 80 vendor booths and tented outdoor parking lot next to the building accommodates a food court with customer seating and up to 6 food vendors; 3 tents and false front included with sale
- 105' of Main Street frontage, adjacent to Harley-Davidson Plaza at Main and 2nd St/Harley-Davidson Way
- Local building manager handles maintenance and moving vehicles in the off season
- Potential to sell ads/banners space - \$50 for banners out front
- Video security system, WiFi
- Great air flow keeps the building cool, a preferred spot for vendors
- Attic fans in storage area add efficient cross-ventilation
- Small office space and 2 vendor-only restrooms on the main level
- Financial summary provided upon request

Storage Rates (September - July)

	Rate/Mo	w/ Tax
Automobiles	\$45.00	\$47.93
Bikes and Trikes	\$30.00	\$31.95
Boats & RV's/Campers		
25' or less	\$45.00	\$47.93
26'-30'	\$48.00	\$51.12
31' - 35'	\$50	\$53.25
36'-40'	\$55	\$58.58
40' and over	\$60	\$63.90



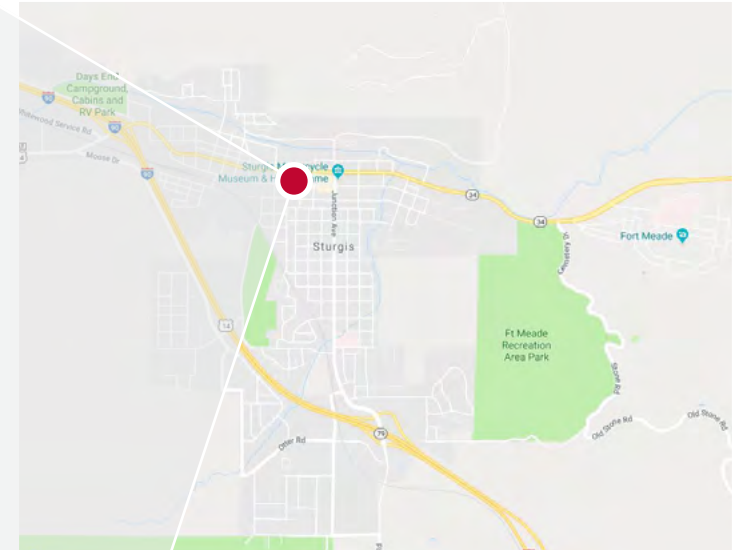
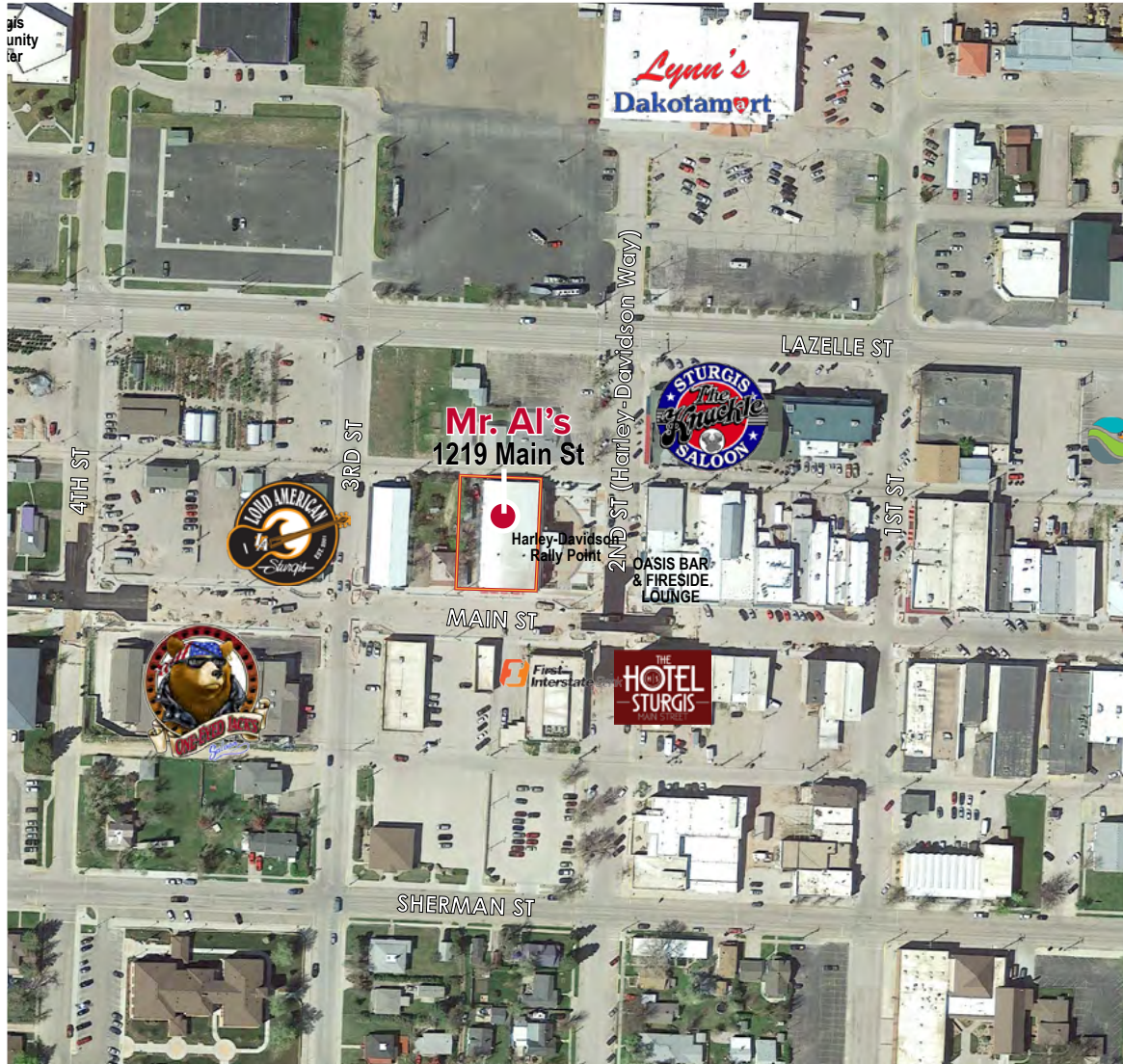
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AERIAL

Downtown Sturgis



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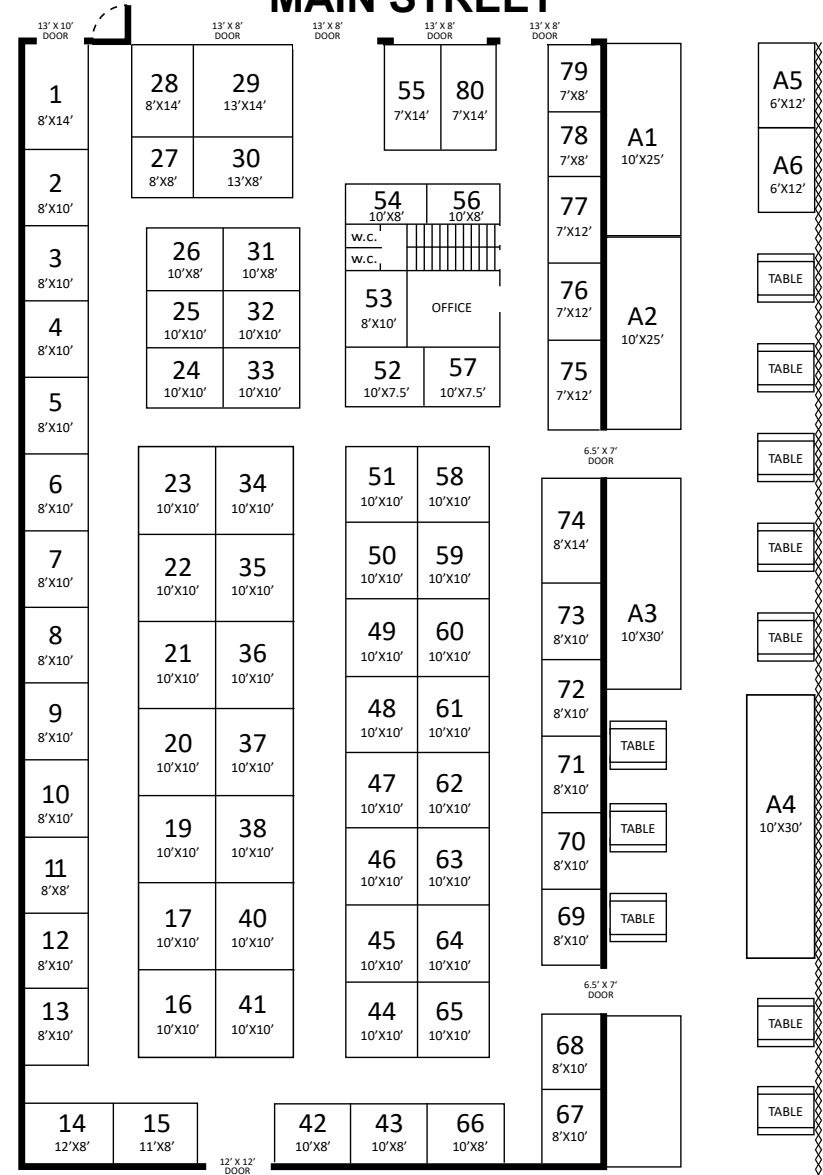
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MAIN STREET



ALLEY



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