

OFFICE FOR SALE/LEASE

890 Lazelle Street, Sturgis, SD 57785

Updated February 2020

PRICE REDUCTION!



Sale Price:

\$800,000

Lease Rate:

\$7.50/SF/YR NNN

Highlights

- Located in the heart of Sturgis one block east of busy Lazelle Street and Junction Avenue
- Opportunity to subdivide space into separate suites
- Former urgent care clinic for Regional Health. Currently configured with 25 exam rooms, 14 private offices, 3 procedure rooms, X-ray room, lab, 2 conference rooms, break room/kitchen, 5 treatment rooms, 11 restrooms and 2 nurses stations
- 2nd level houses HVAC, data and light storage
- New roof in the last five years, parking lot sealed and painted in 2016
- Built-in storage included; furniture and medical equipment not included in the sale

Property Details

Building Size:	23,250 SF total Main level - 17,458 SF Upper level - 5,792 SF
Acres:	1.17 acres
Zoning:	Medium Density Residential (Building) Highway Service (Parking Lot)
Year Built:	1997
Legal Description:	Ft Meade Add Tracts 1 & 2, C
Parking:	54 spaces
Parcel ID:	01.60.T1
Taxes (2018):	TBD
Utilities:	Water/Sewer - City of Sturgis Electricity - Black Hills Energy Gas - Montana Dakota Utilities Heat - Boiler/Air Handler



Exclusively listed by:

Chris Long

CCIM, Commercial Broker

605.939.4489

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Dixie Olson

Broker/Owner

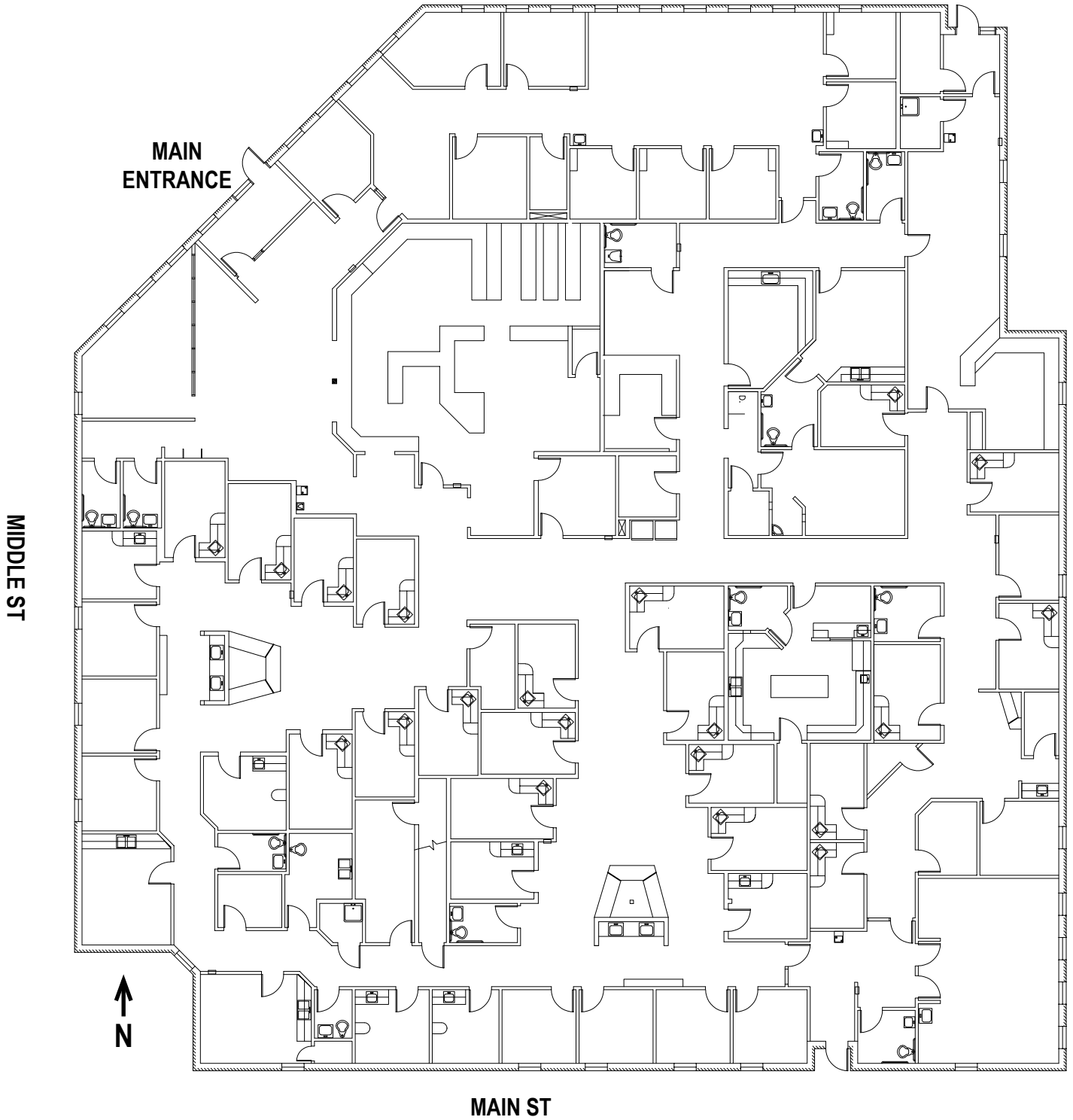
605.347.1289

dixie@properties-unlimited.com

FLOOR PLAN

890 Lazelle Street, Sturgis, SD 57785

PARKING



Your Property...Our PrioritySM

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

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LOCATION

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