



Each office independently owned and operated

FOR SALE | LAND

RE/MAX ADVANTAGE

1331 W. Omaha St. | Ste 200

Rapid City, SD 57701

605.343.7653

24331 US HWY 212, EAGLE BUTTE SD

24331 US HWY 212, EAGLE BUTTE, SD 57625



PRESENTED BY:

RANDY OLIVIER, CCIM

Commercial Broker

O: 605.343.7653

C: 605.430.6246

randyolivier@remax.net

SD #15377

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Advantage and it should not be made available to any other person or entity without the written consent of RE/MAX Advantage.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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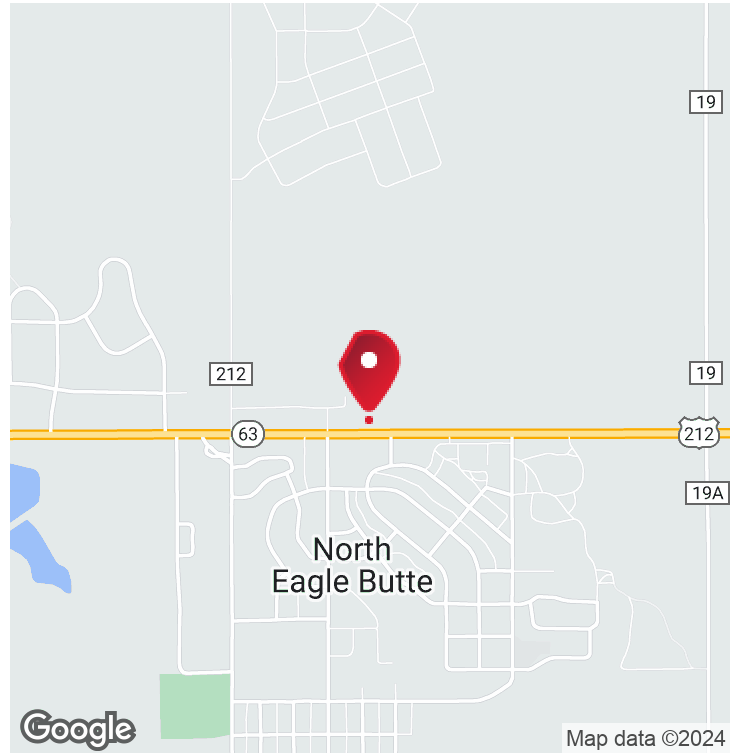
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$370,000
Lot Size:	0.91 Acres
Price / Acre:	\$406,593
Zoning:	General Commercial

PROPERTY OVERVIEW

High visibility, flat, commercial lot with curb cut in place along the North side of Highway 212 in Eagle Butte for sale! The Eagle Stop gas/convenience store to the immediate West is home to a Dairy Queen and a Taco John's, so there is great historic traffic activity in place! There are currently two access points from the highway; one of which is a shared driveway with the Horizon Family Health Center to the East. Water and sewer are available along the North of the lot and electric currently comes in overhead to an existing 16x24 (apx) metal building that appears to be in decent structural shape and features an overhead garage door along the highway side of the building. The current owner had some preliminary site plans put together and we can share these if you are interested. A large youth population could certainly support multiple business opportunities!

PROPERTY HIGHLIGHTS

- Highway frontage
- Utilities in place
- Preliminary site plans available

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Highway frontage, next to Eagle stop gas station/C-store, Dairy Queen and Taco Johns. Black Hills Federal Credit Union just to the East.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Highway frontage
- Utilities in place
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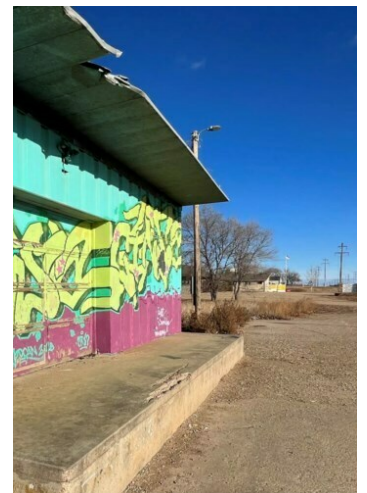
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//ADDITIONAL PHOTOS



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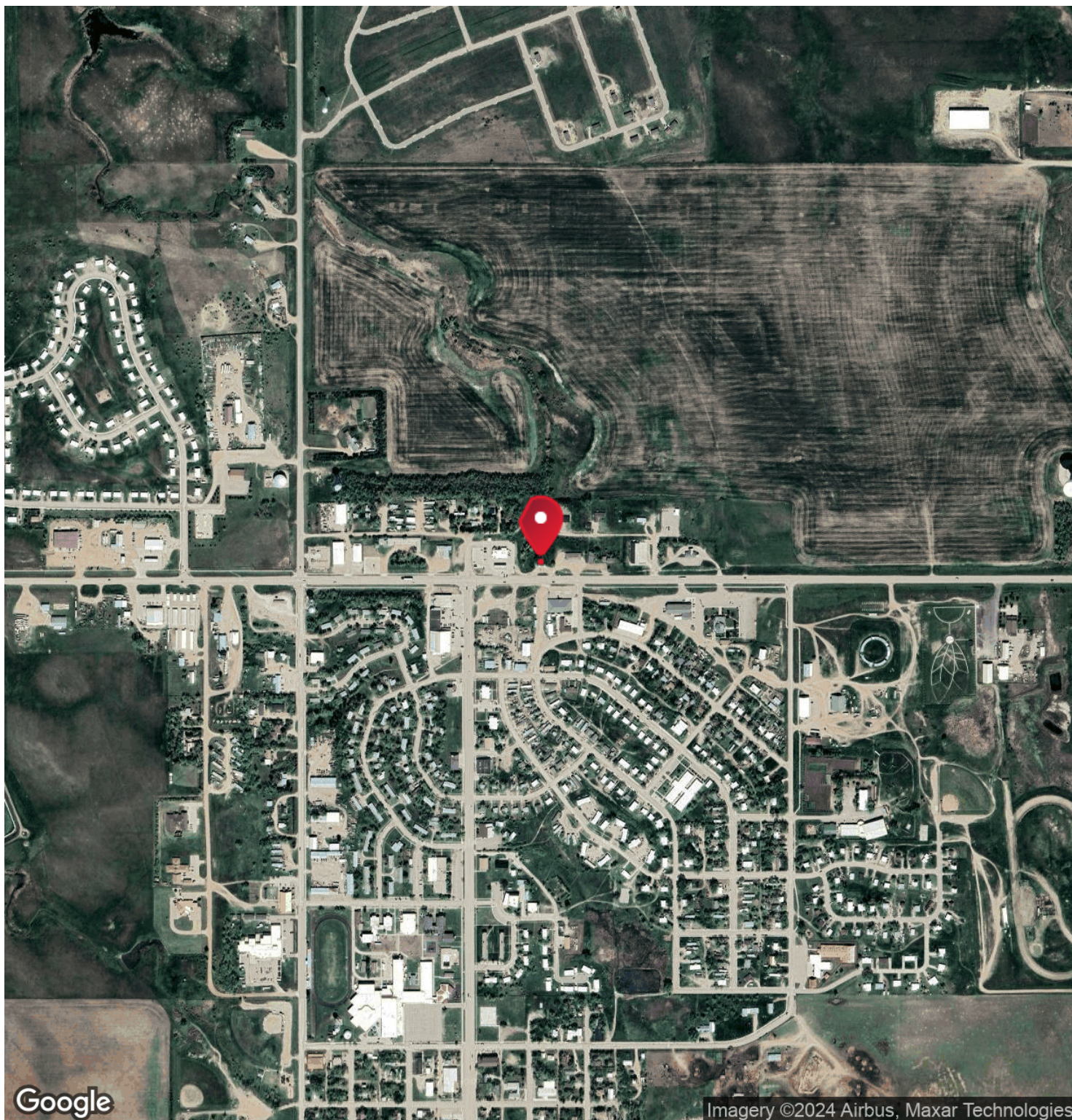
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LOCATION INFORMATION

IN THIS SECTION

AERIAL MAP

AERIAL MAP



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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

**RANDY OLIVIER, CCIM****Commercial Broker**

randyolivier@remax.net

Direct: **605.343.7653** | Cell: **605.430.6246**

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PROFESSIONAL BACKGROUND

After graduating from college, I spent some time in a regional CPA firm learning about audit trails, small and large businesses, tax returns, and business plans. Incredible experience! Then moved into the retail and corporate world of FootLocker, Harley Davidson, Hobby Lobby, and Walmart. Walmart selected me to participate in a 3-month, top-talent leadership academy where we were able to deep dive into how the world's largest retailer thinks, operates and executes its business model. This amazing experience gave me such great insight; from land selection and acquisition to distribution centers to new construction to operations in the store. This background was very useful and helpful in the decision to transition into commercial real estate in 2013, where the first transaction was helping a client purchase an Office Max building and property in Rapid City, SD.

In 2017, I earned my CCIM (Certified Commercial Investment Member) designation; the gold standard in the real estate investment industry. The CCIM designation represents proven expertise in financial, market, user, and investment analysis, as well as negotiations.

With this real-world experience, track record, and education, we can work towards minimizing your risk, maximizing the return on your investment, and optimizing the value of your real estate. We can make better-informed decisions and develop a comprehensive commercial real estate strategy for you. Let's get started!

EDUCATION

Bachelor's Degree - accounting - Chadron State College 1995

Bachelor's Degree - management - Chadron State College 1995

Real Estate license - 2013

CCIM Institute / Certified Commercial Investment Member 2017

MEMBERSHIPS

Volunteer Work:

Workforce Development Chairman for SD Home Builders Association.

Military Affairs Chairman-Ellsworth AFB, SD Ntl Guard, RC Chamber.

Production:

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