

16539 STURGIS ROAD

16539 STURGIS ROAD, PIEDMONT, SD 57769



PROPERTY DESCRIPTION

With Interstate 90 exposure, this 2,835sf shop on 21.9 acres could be your perfect opportunity in Piedmont - Meade County! The 40 x 63 insulated shop with concrete floor features a large and open warehouse area with two overhead doors, an office area, heated paint storage, a tool room, and a mezzanine. There is also a concrete apron along the front of the shop as well as the propane tank. There is a well on the property Piedmont has a water main approximately 1000 feet from the property line and plans to have a water line run along the West side of Sturgis Road in the next year. There is no central sewer available in Piedmont. Anything built would need a septic system. All of the buildings and equipment, except for the shop described and a smaller shop/garage will be removed from the property before closing.

PROPERTY HIGHLIGHTS

- 21.9 Acres
- Meady county
- 40x63 Insulated shop

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	21.9 Acres
Building Size:	2,835 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	27	2,152	7,308
Total Population	70	5,329	16,613
Average HH Income	\$82,711	\$81,570	\$78,095



ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

605.343.7653

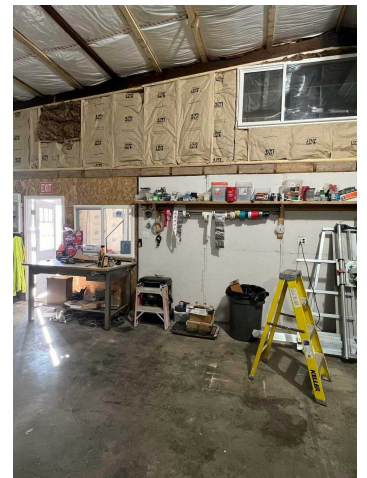
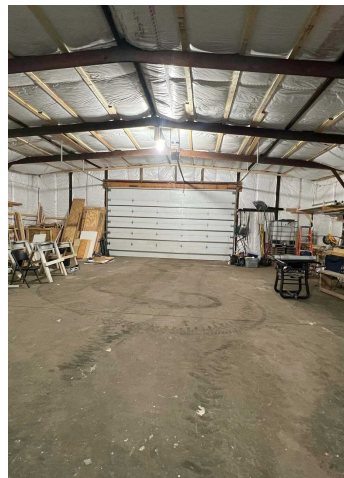
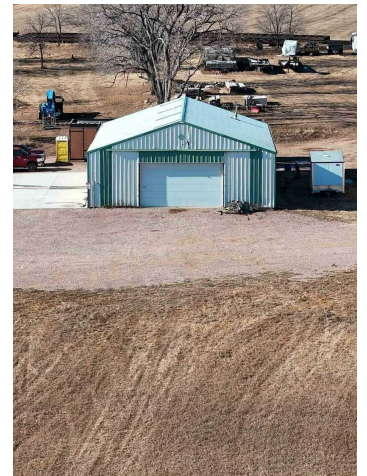
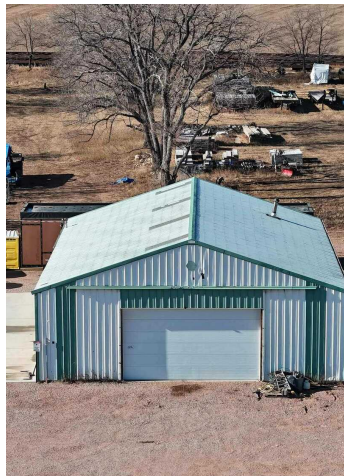
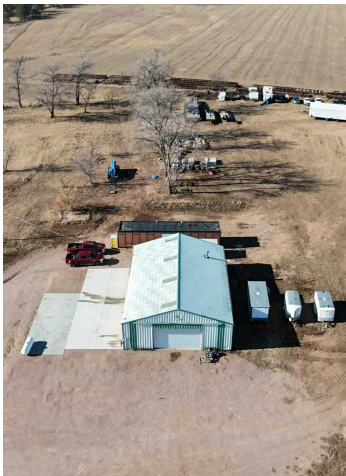
FOR SALE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

16539 STURGIS ROAD

16539 STURGIS ROAD, PIEDMONT, SD 57769



RE/MAX
COMMERCIAL®

ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

605.343.7653

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

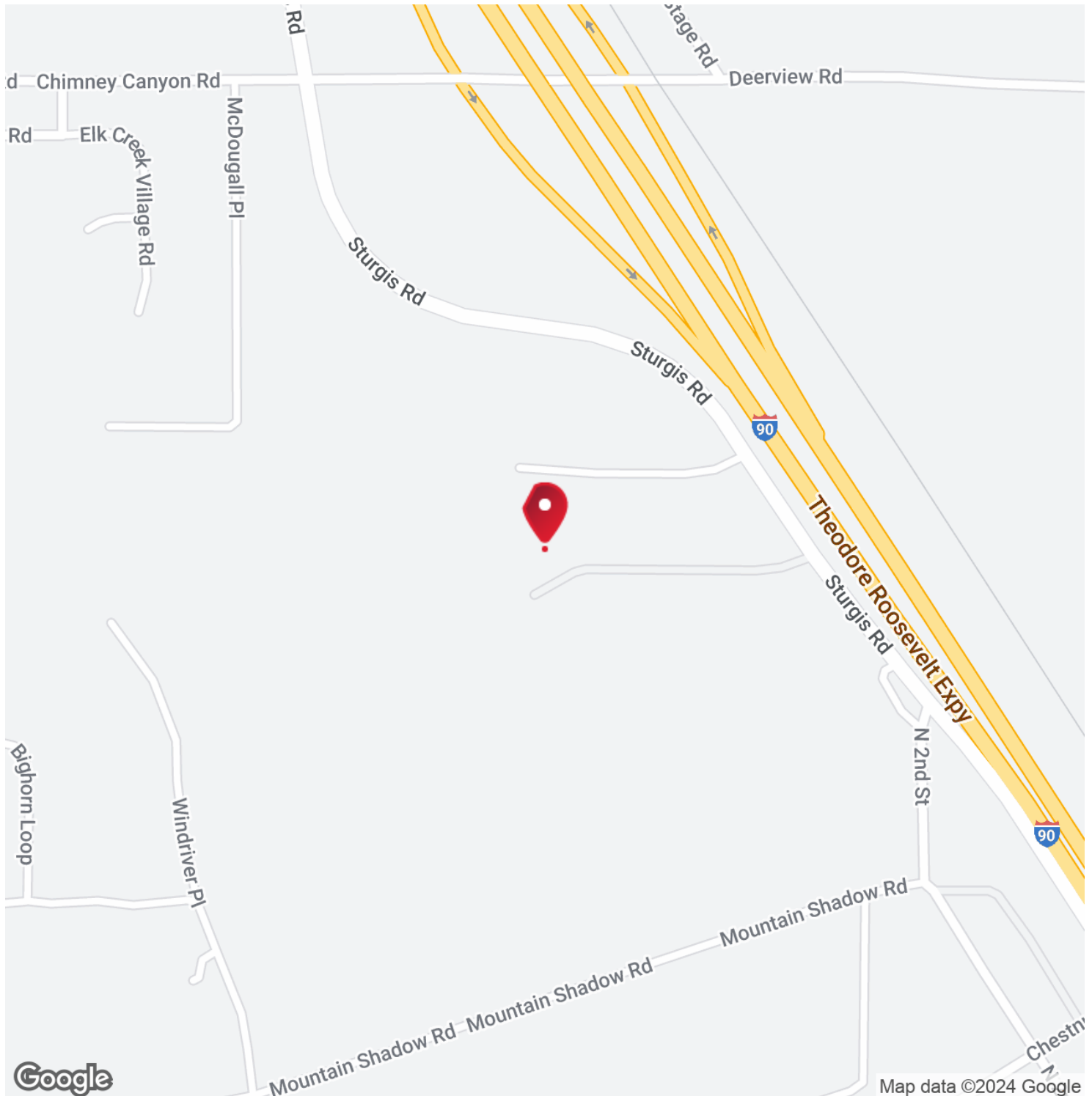
FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

16539 STURGIS ROAD

16539 STURGIS ROAD, PIEDMONT, SD 57769



ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

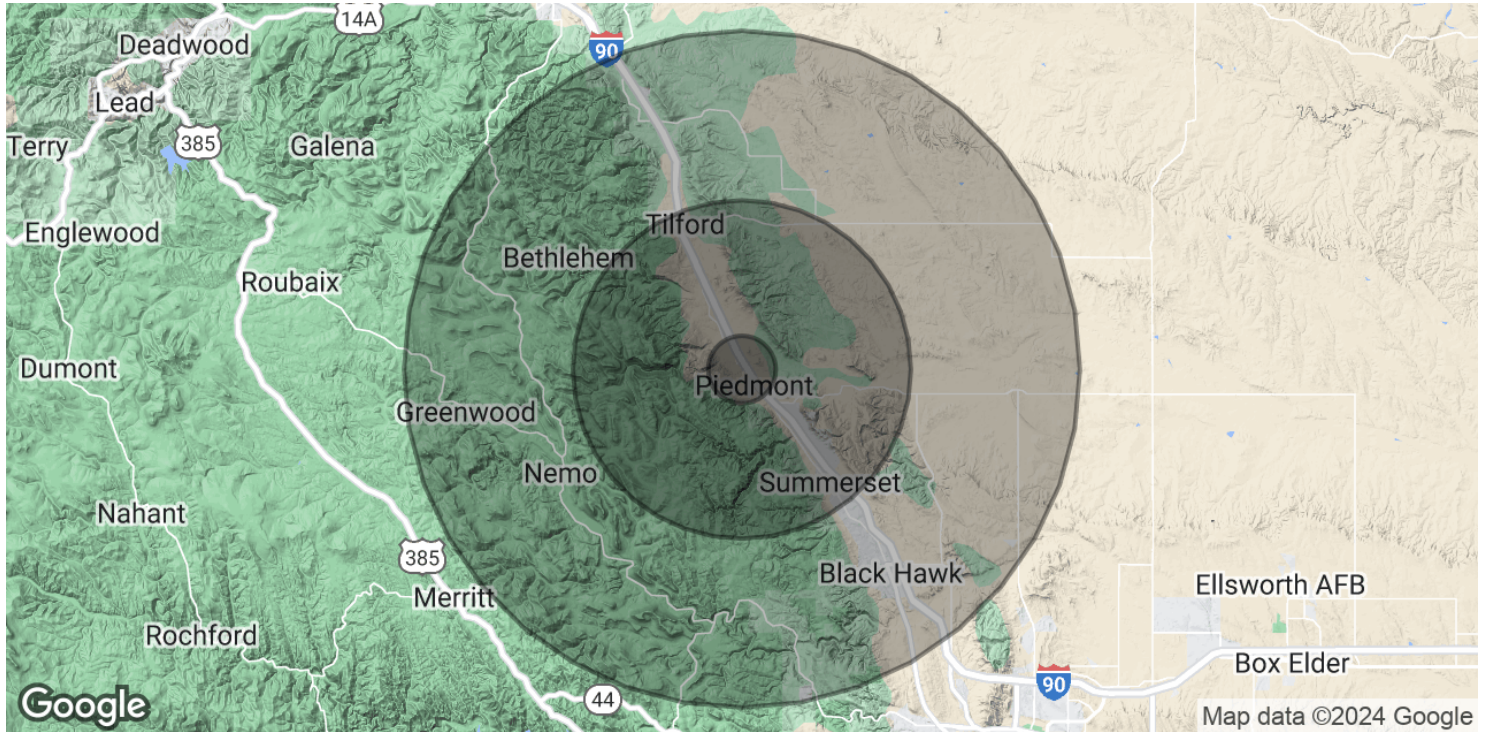
1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

605.343.7653

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

16539 STURGIS ROAD

16539 STURGIS ROAD, PIEDMONT, SD 57769



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	70	5,329	16,613
Average Age	39.0	38.3	42.8
Average Age (Male)	41.8	39.6	43.7
Average Age (Female)	36.4	36.9	42.0

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	27	2,152	7,308
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$82,711	\$81,570	\$78,095
Average House Value	\$309,473	\$238,439	\$236,906

2020 American Community Survey (ACS)



ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

605.343.7653