



Each office independently owned and operated

FOR SALE

RETAIL PROPERTY

RE/MAX ADVANTAGE

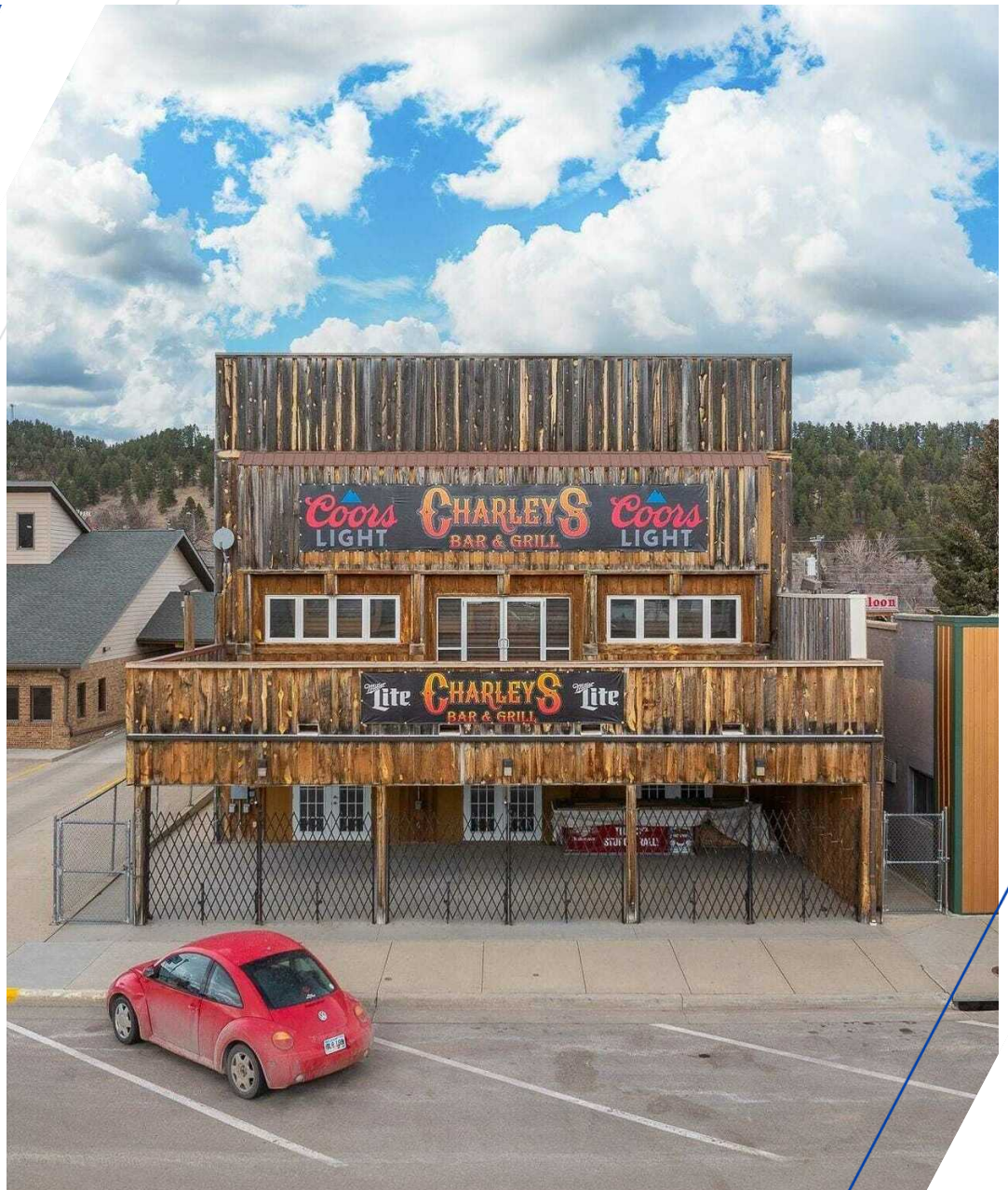
1331 W. Omaha St. | Ste 200

Rapid City, SD 57701

605.343.7653

947 MAIN STREET, STURGIS SD

947 MAIN ST, STURGIS, SD 57785



PRESENTED BY:

RANDY OLIVIER, CCIM

Commercial Broker

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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.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Advantage has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of 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

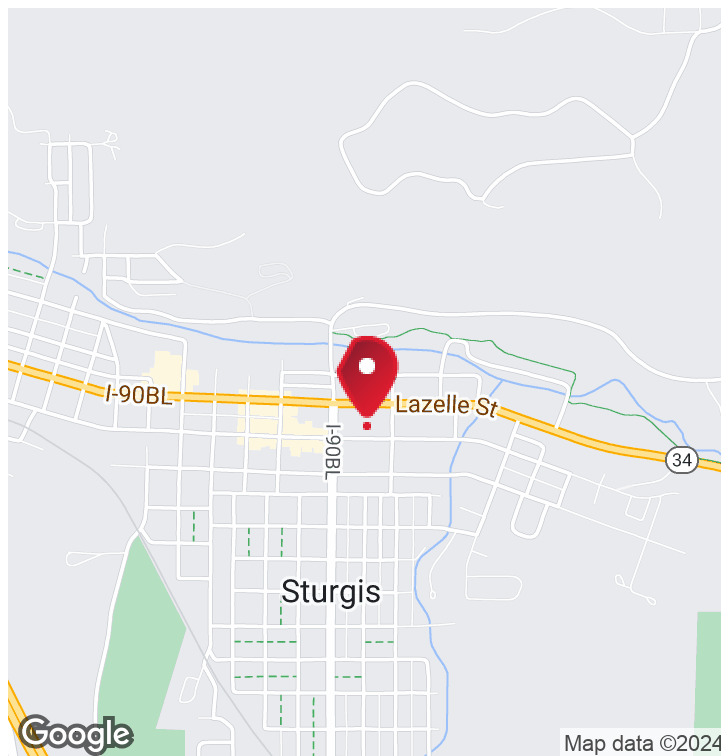
PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,030,000
Building Size:	5,272 SF
Lot Size:	7,303 SF
Price / SF:	\$195.37
Year Built:	2005
Renovated:	2020
Zoning:	General Commercial
Market:	Rural Small

PROPERTY OVERVIEW

This great flowing two-story building along Sturgis Main Street was meant for entertaining! With multiple overhead doors that open up the main level to Main Street, you're immediately given the opportunity to allow groves of people to enter and exit at once versus the traditional passage door. Food, beer, and retail have traditionally filled the lower space, which also houses two full restrooms for customers and then a private bathroom with a shower for your staff and you. During Rally, an outside kitchen is set up on the back patio of the building and under a carnival tent to feed main-level guests. Two different stairways lead to the 2nd floor, which features an additional bar and grill area and an amazing outdoor deck that commands a spectacular view of Main Street! The quality and functionality of this building have to be seen and walked to be understood! To the rear of the property, with alley access, is a second, smaller building, which houses a freezer, cooler, laundry, and 8 rooms for rent. There is also a space for an RV with hookup and cleanout setup! Listed by Randy Olivier, RE/MAX Advantage, 605-430-6246.

PROPERTY HIGHLIGHTS

- Restaurant/bar/storage during the annual Sturgis Motorcycle Rally

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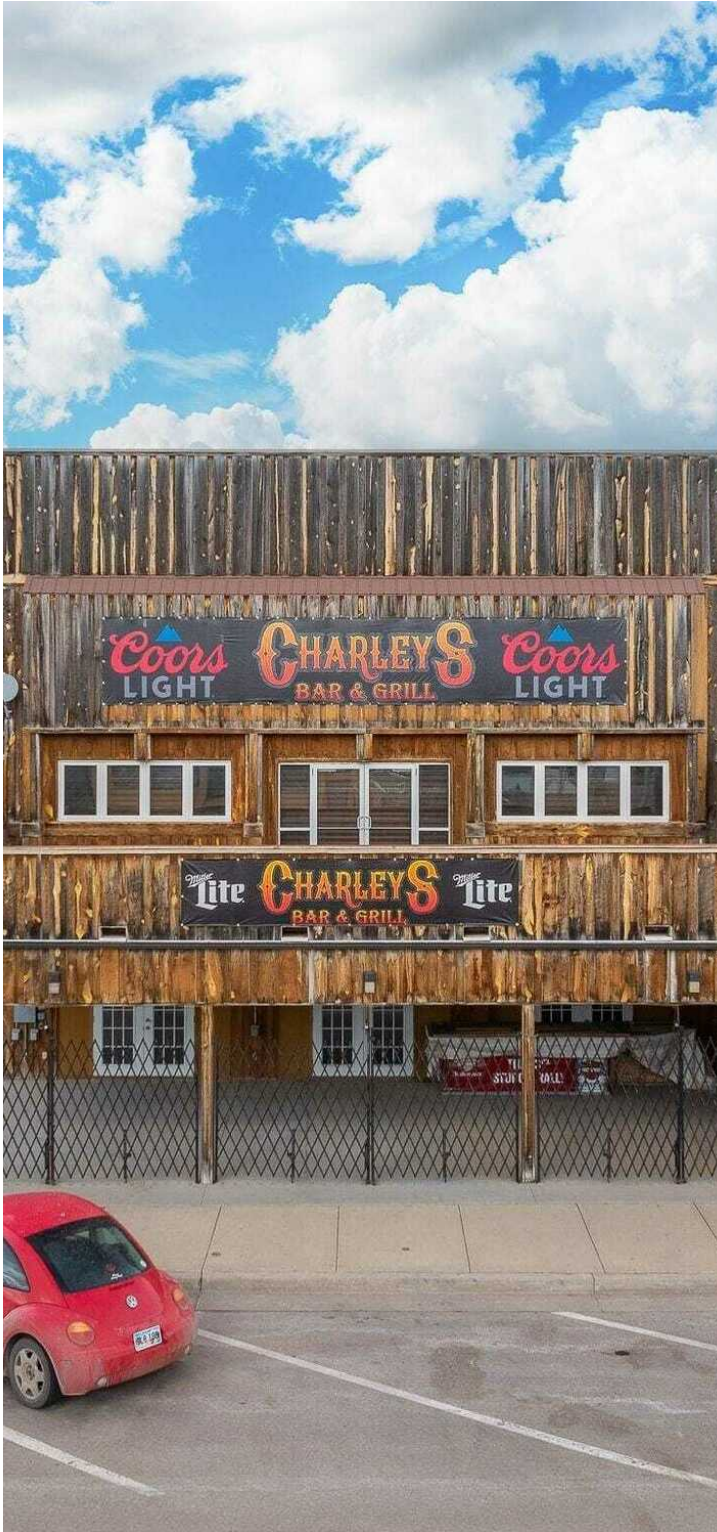
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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

City Center

SITE DESCRIPTION

Flat city center lot with 2-story bldg/storage

POWER DESCRIPTION

110 & 220

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Restaurant/bar/storage is used during the annual Sturgis Motorcycle Rally



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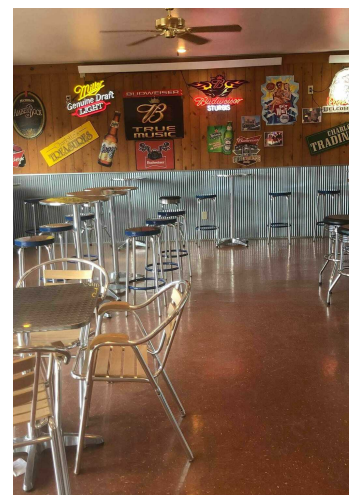
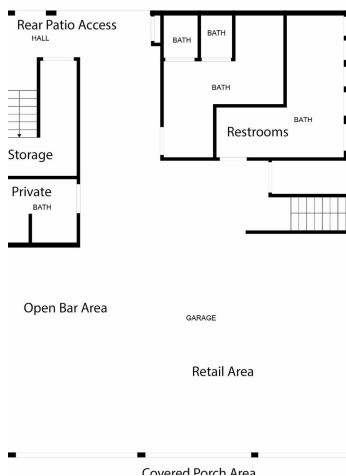
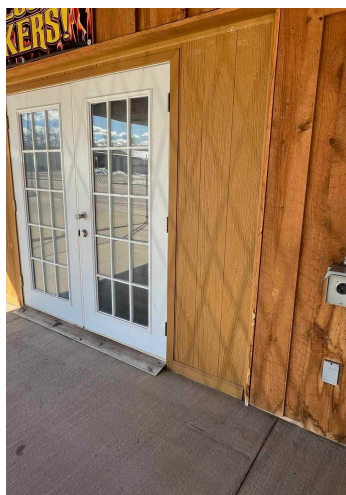
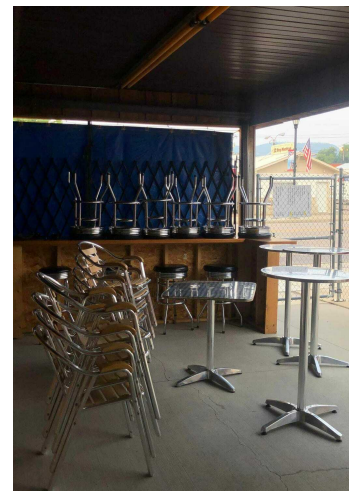
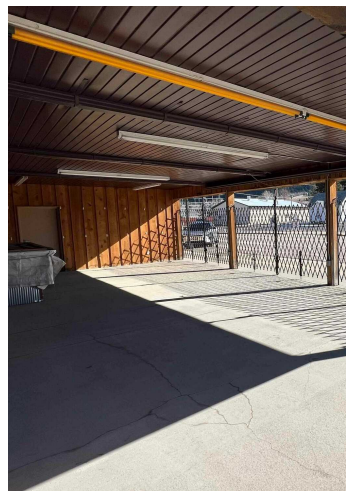
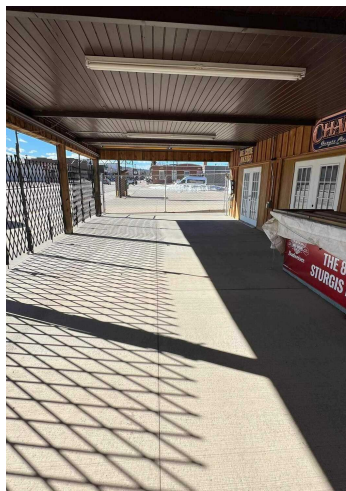
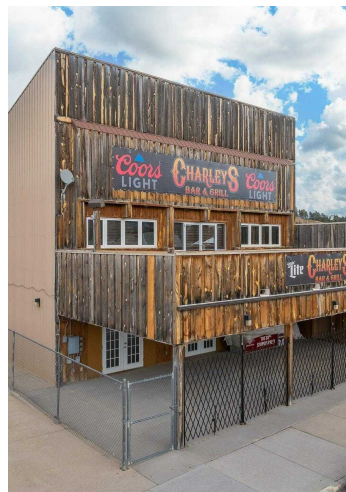
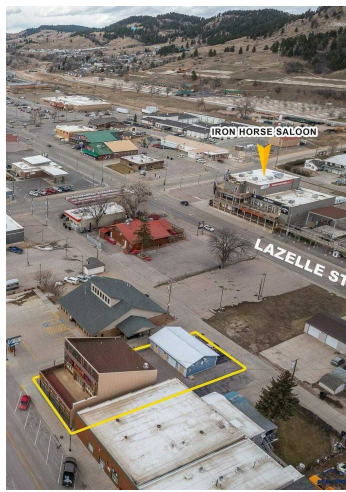
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ADDITIONAL PHOTOS



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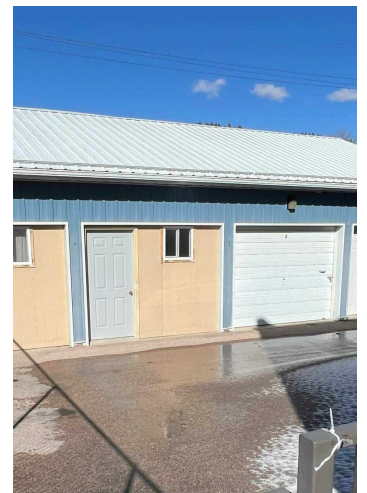
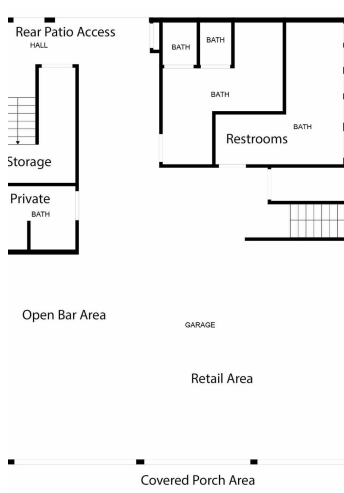
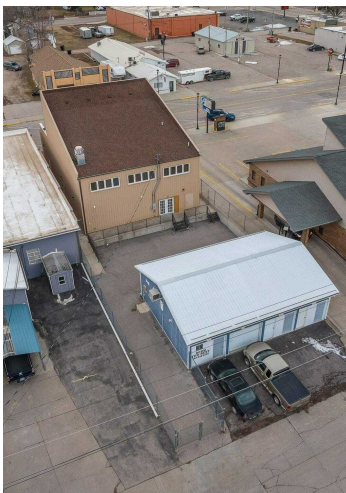
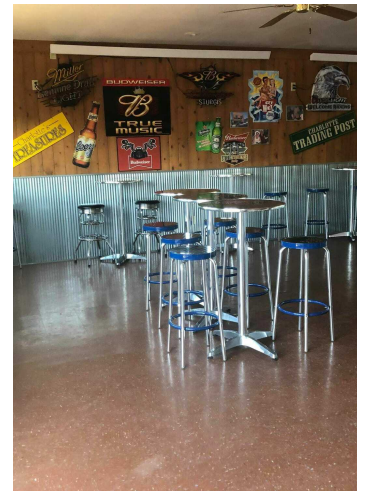
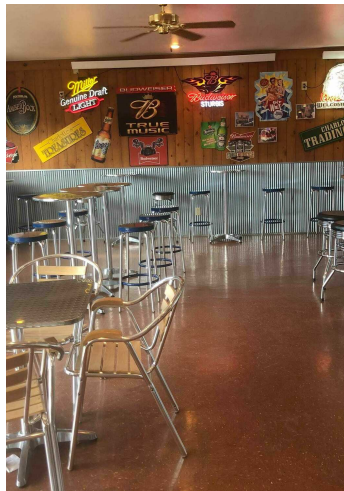
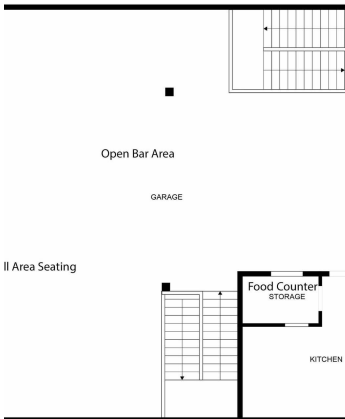
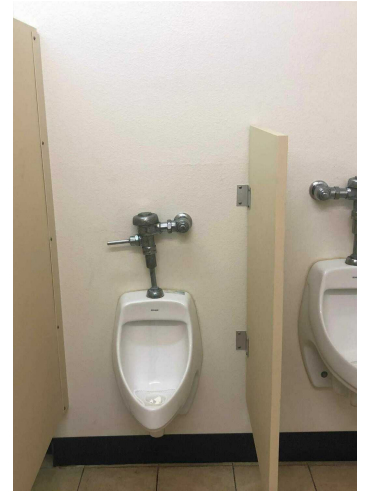
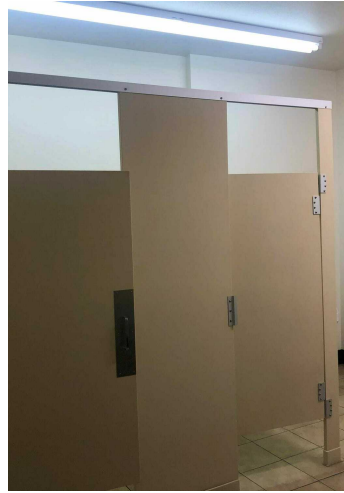
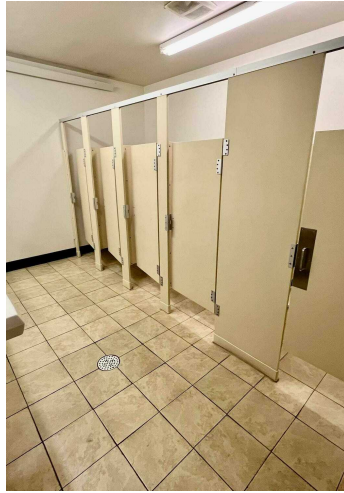
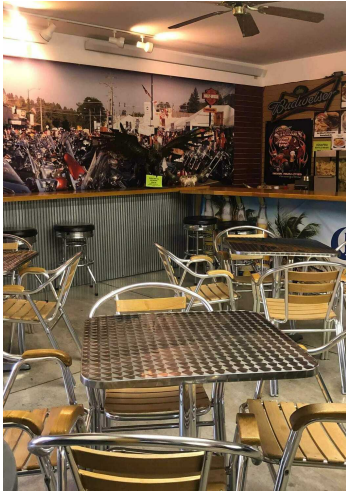
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ADDITIONAL PHOTOS



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LOCATION INFORMATION

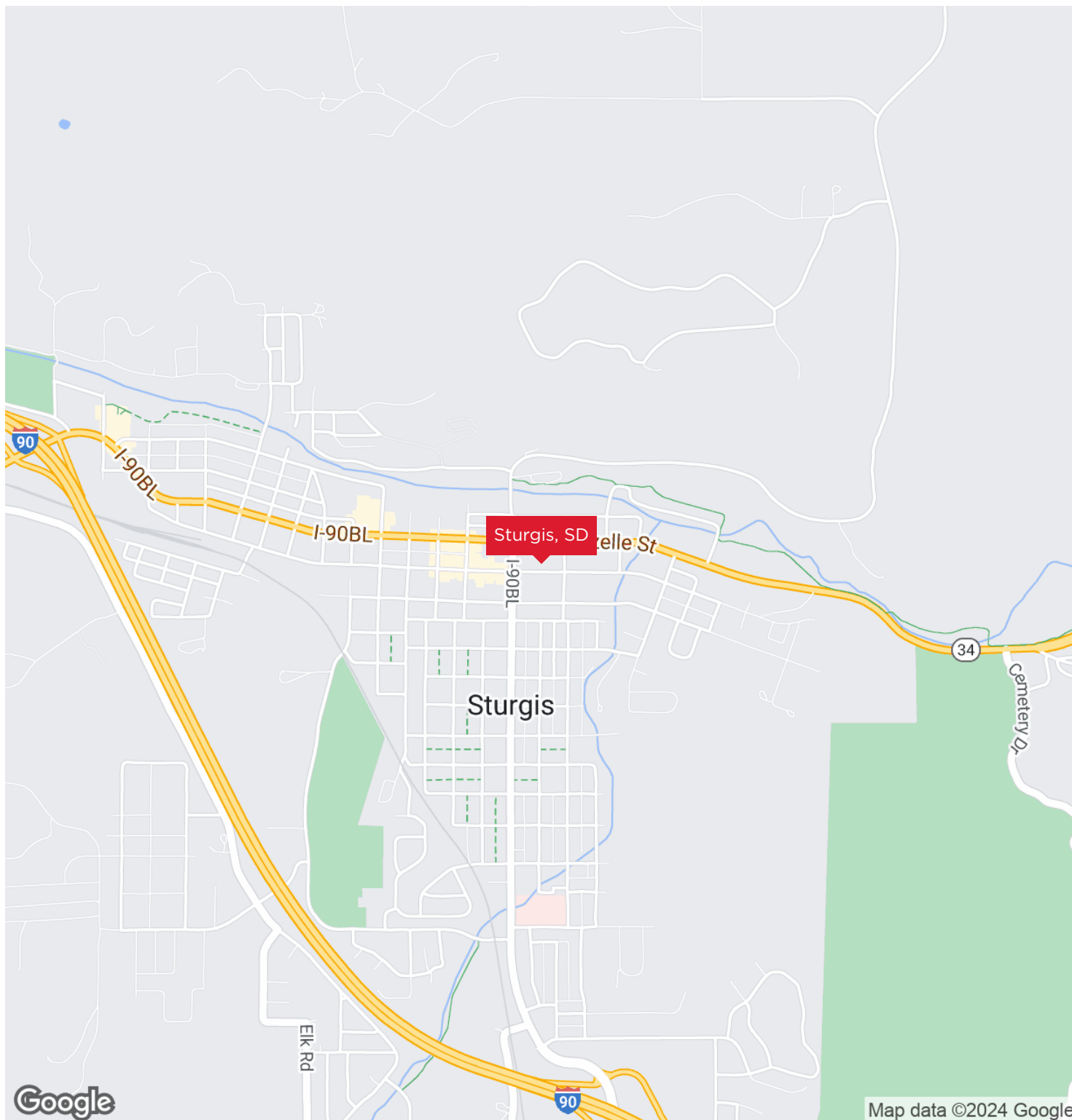
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

REGIONAL MAP



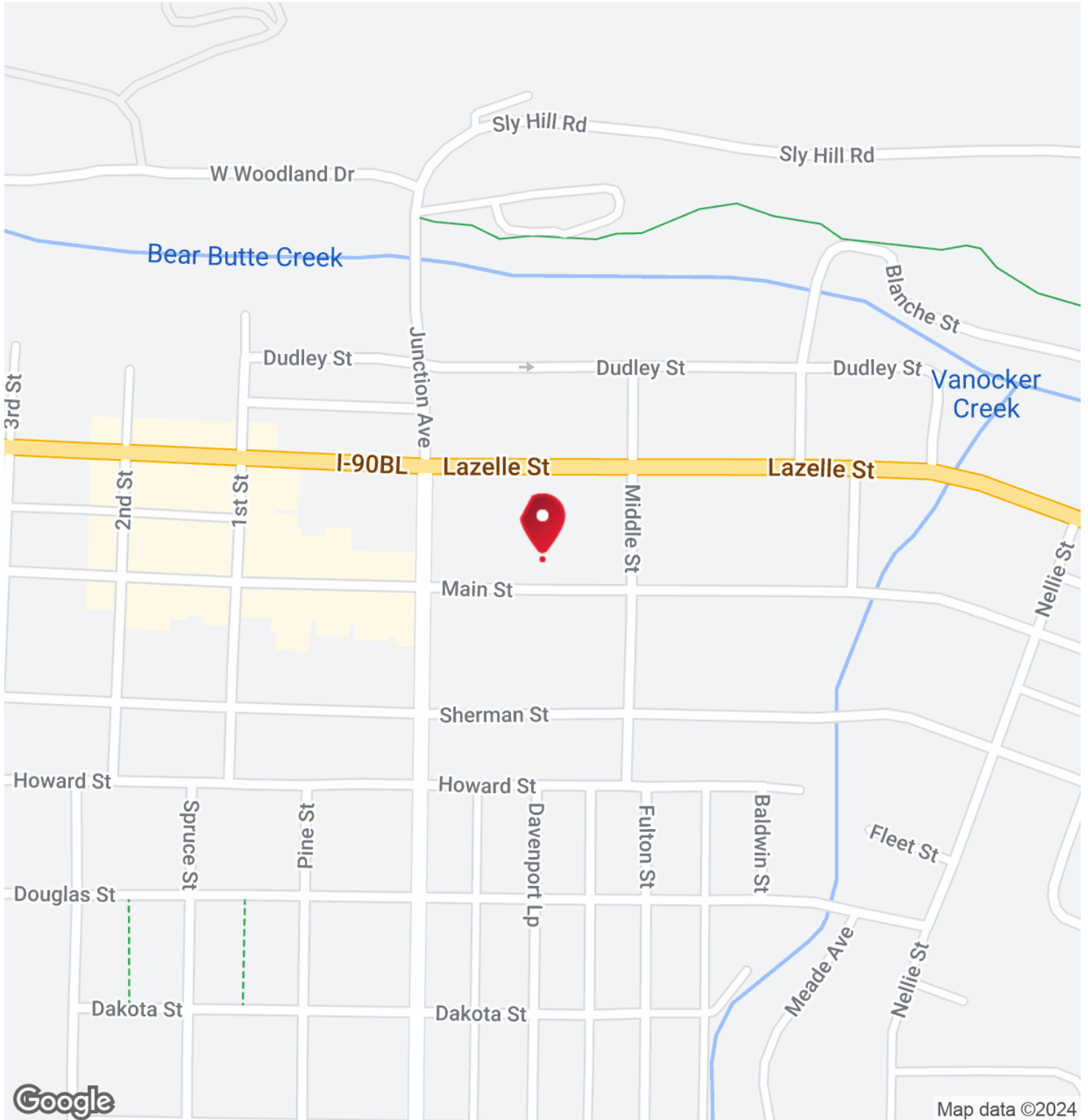
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LOCATION MAP



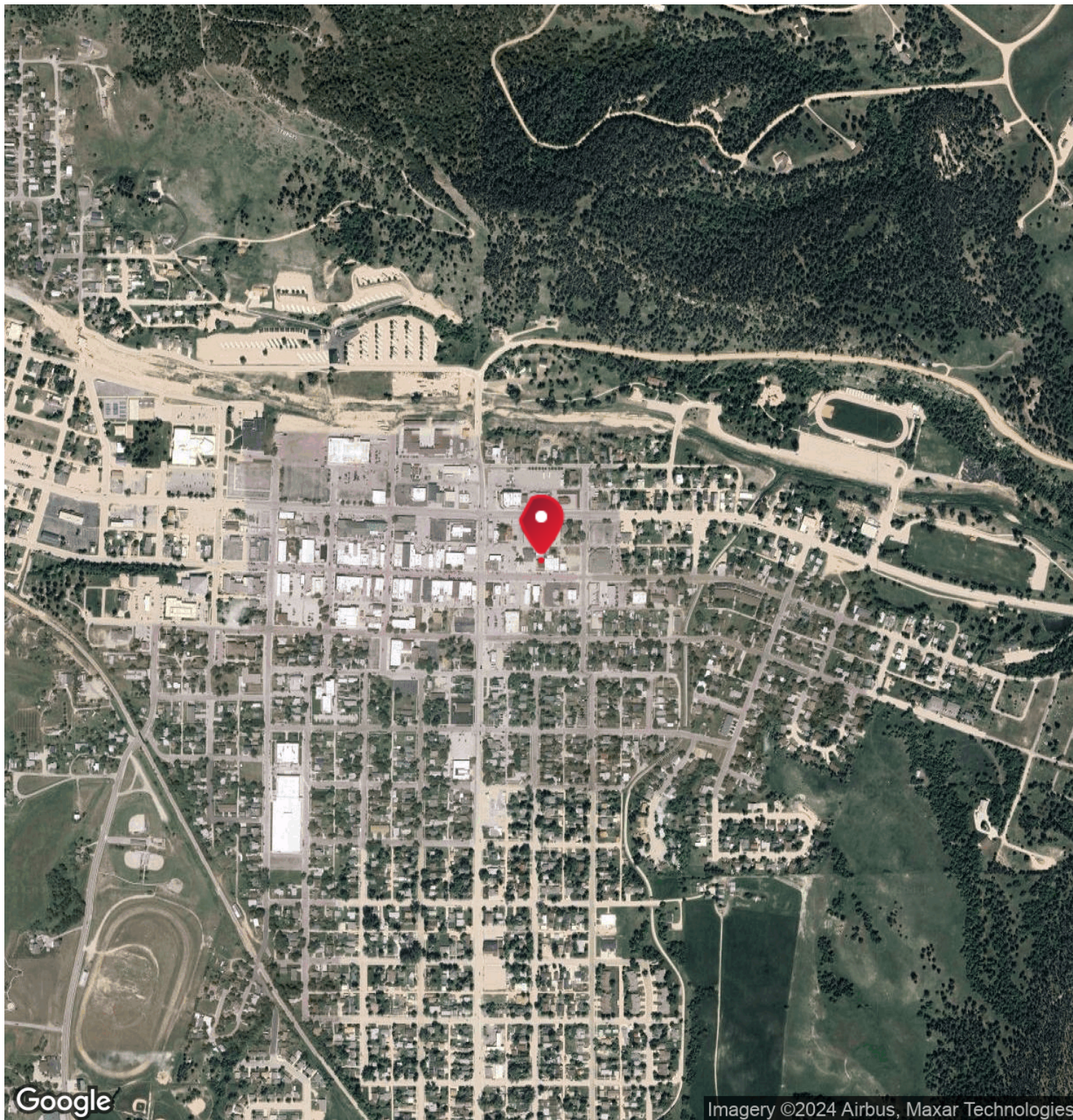
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AERIAL MAP



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FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

FINANCIAL SUMMARY

INVESTMENT OVERVIEW**947 MAIN STREET, STURGIS SD 57785**

Price	\$1,030,000
Price per SF	\$195

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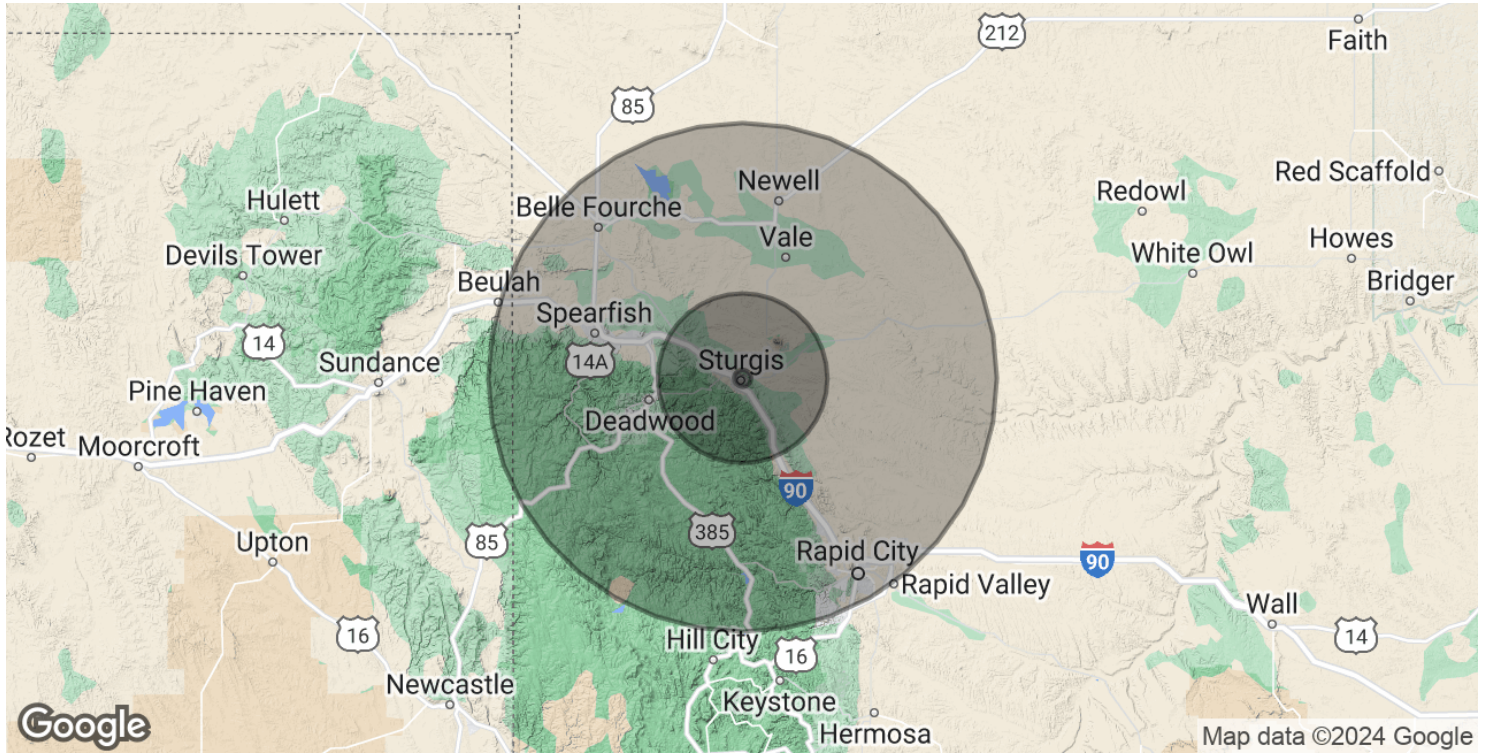
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

10 MILES

30 MILES

Total Population	3,025	11,741	142,148
Average Age	39.6	43.7	39.9
Average Age (Male)	36.4	41.7	39.0
Average Age (Female)	43.2	44.6	41.0

HOUSEHOLDS & INCOME

1 MILE

10 MILES

30 MILES

Total Households	1,375	5,794	65,673
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$49,785	\$57,625	\$66,188
Average House Value	\$149,287	\$186,682	\$201,857

2020 American Community Survey (ACS)

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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**

SD #15377

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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