



1204 W. Cedar Street Beresford, SD 57004

PROPERTY HIGHLIGHTS

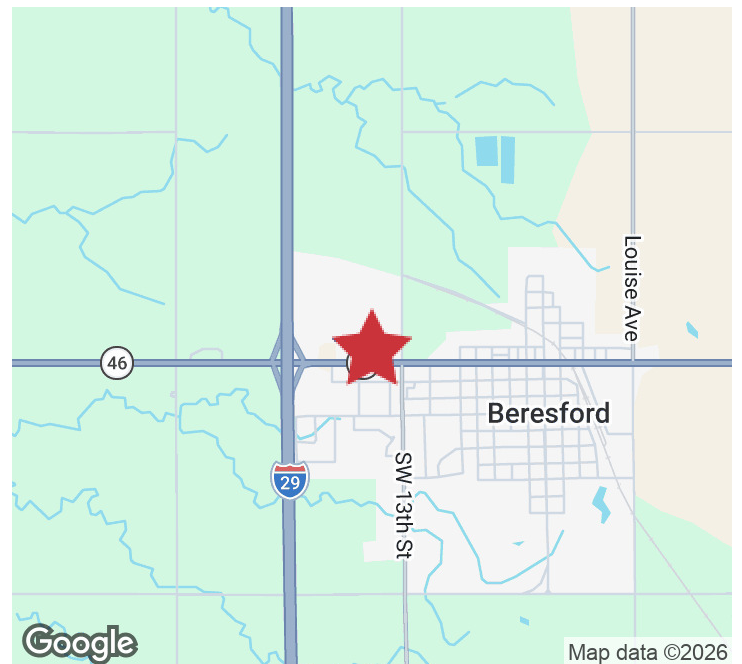
- 150' of frontage on Highway 46, 330' depth
- Building is insulated and heated
- 2 overhead doors - 10'x12' and 16'x14'
- Sidewall height: 16'
- Includes office and bathroom
- Gravel parking
- Zoning: General Business
- Move-in ready
- Current tenant can vacate with a 30 day notice

LOCATION DESCRIPTION

Located just east of the Beresford I-29 exit

Area neighbors include Subway, Family Dollar, Sunshine Foods, Casey's, Bertz Sports Bar & Grill, Jerry's Chevrolet of Beresford, Olson's Ace Hardware

Sale Price	\$329,000 (\$182.78/SF)
Building Size	1,800 SF
Lot Size	1.14 AC (49,500 SF)



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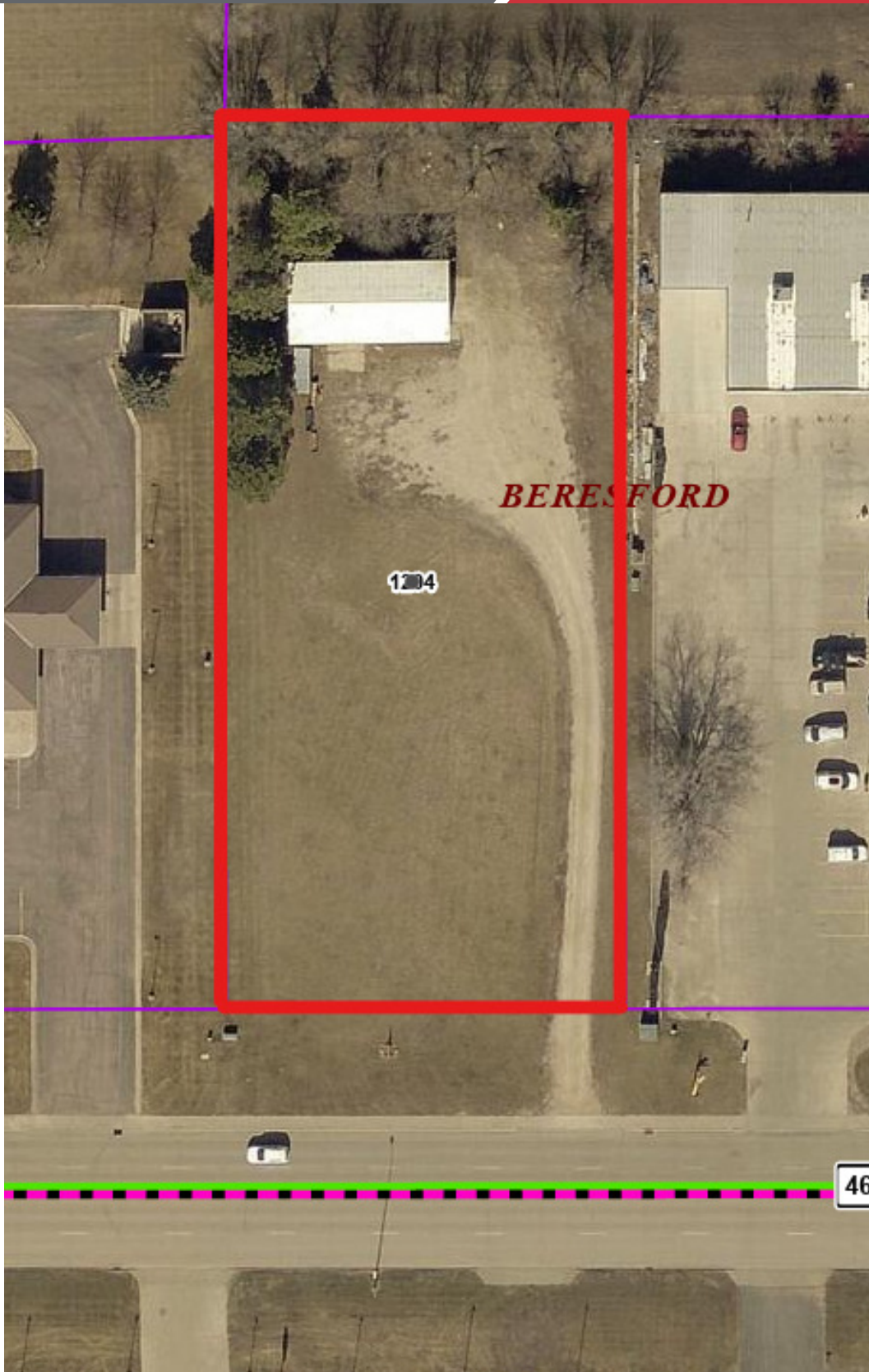
PARCEL

PEDERSEN COMMERCIAL PROPERTY

1204 W. Cedar Street, Beresford, SD 57004

FOR SALE

Commercial Property



PHOTOS

PEDERSEN COMMERCIAL PROPERTY

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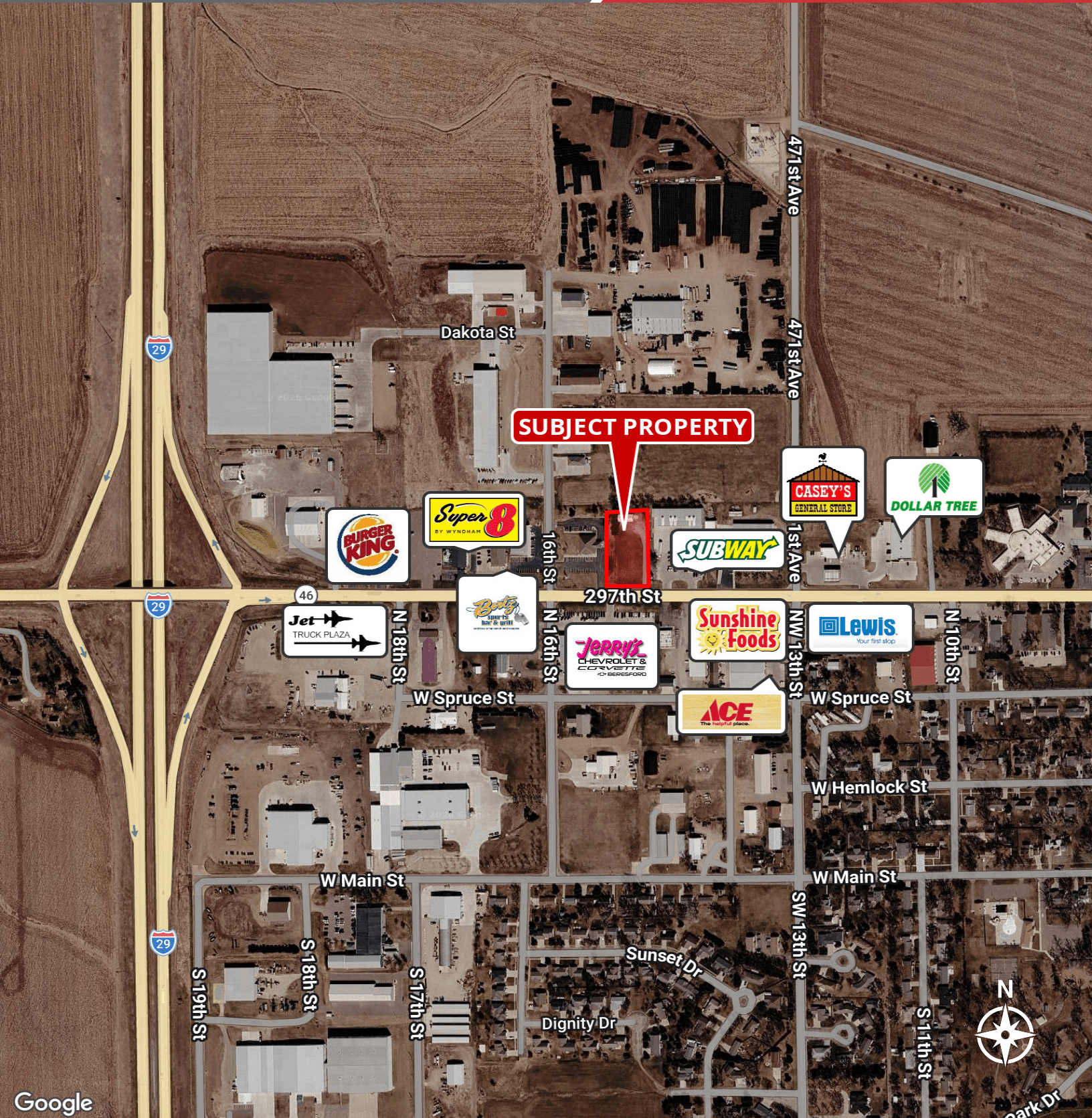
FOR SALE

Commercial Property



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FOR SALE
Commercial Property



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