

Souhrada Building

108 West 17th Ave , Tyndall, SD 57066

FOR SALE

Property Summary



Property Description

Unlock the potential of this versatile commercial property featuring two parcels—108 W 17th Ave, 54.01.29.07 and 1703 Laurel, 54.01.29.11—offering flexibility, functionality, and future expansion opportunities.

Strategically positioned for industrial use, this property is designed to support operational efficiency while leaving room to scale and customize to fit your business needs. Whether you're expanding your footprint or investing in a high-potential asset, this offering delivers both space and adaptability.

The sale includes both parcels, providing added value and development potential in one package.

Please note: air compressor, shelving, and pellet stoves are not included in the sale but are available for separate negotiation. Seller requests a minimum of 4 months post-sale for relocation.

A rare chance to secure a multi-parcel industrial property built for growth, flexibility, and long-term value.

Offering Summary

| | |
|----------------|------------|
| Sale Price: | \$545,000 |
| Lot Size: | 0.41 Acres |
| Building Size: | 7,000 SF |

| Demographics | 0.5 Miles | 1 Mile | 3 Miles |
|-------------------|-----------|----------|----------|
| Total Households | 5 | 21 | 151 |
| Total Population | 12 | 50 | 357 |
| Average HH Income | \$75,117 | \$71,540 | \$71,773 |

Stacey Sieverding
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**Berkshire Hathaway HomeServices
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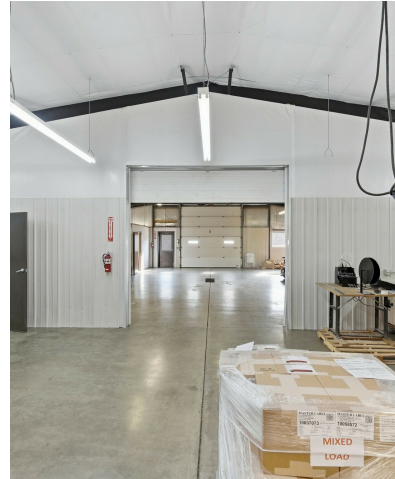
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Additional Photos



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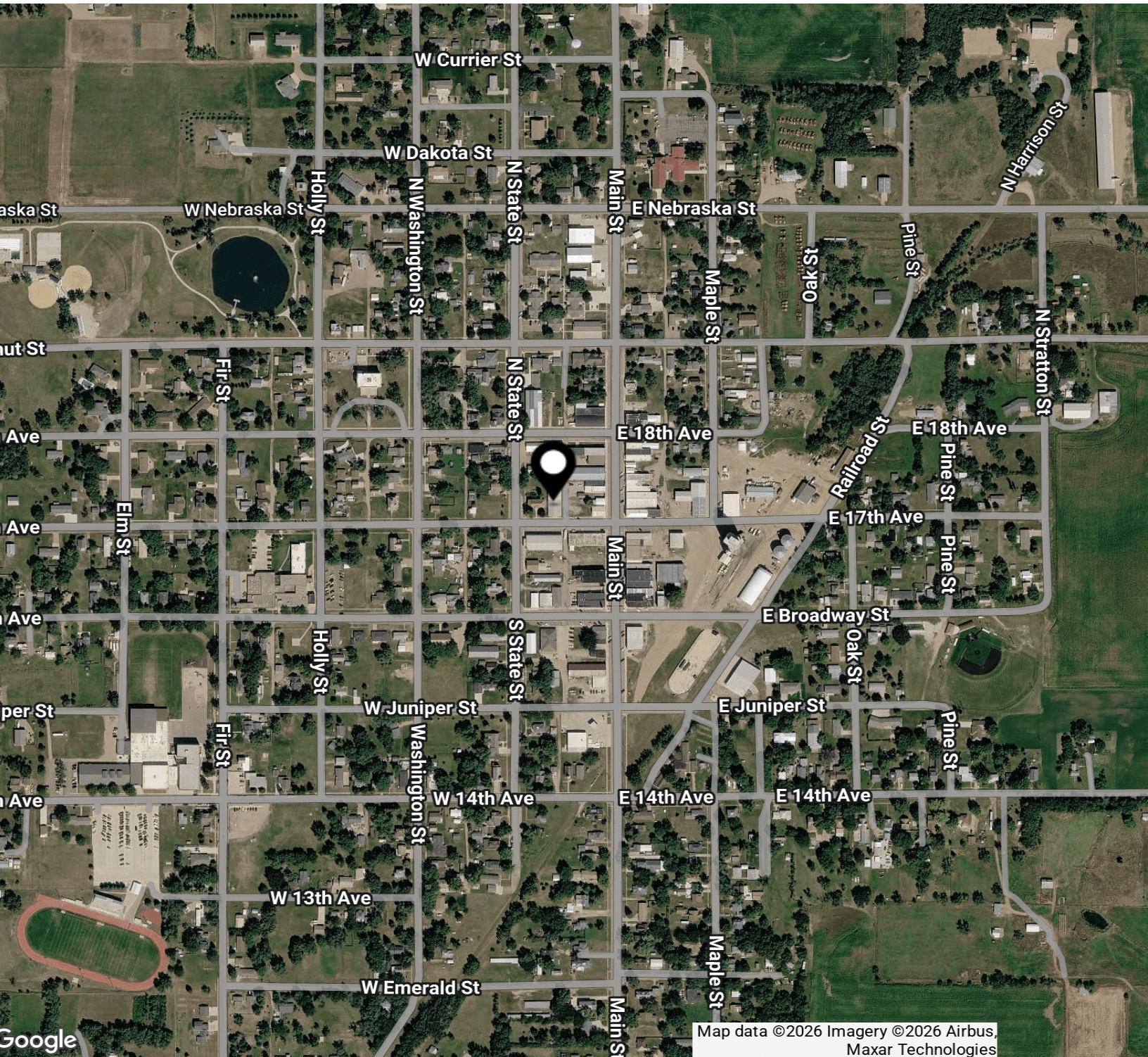
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Location Map



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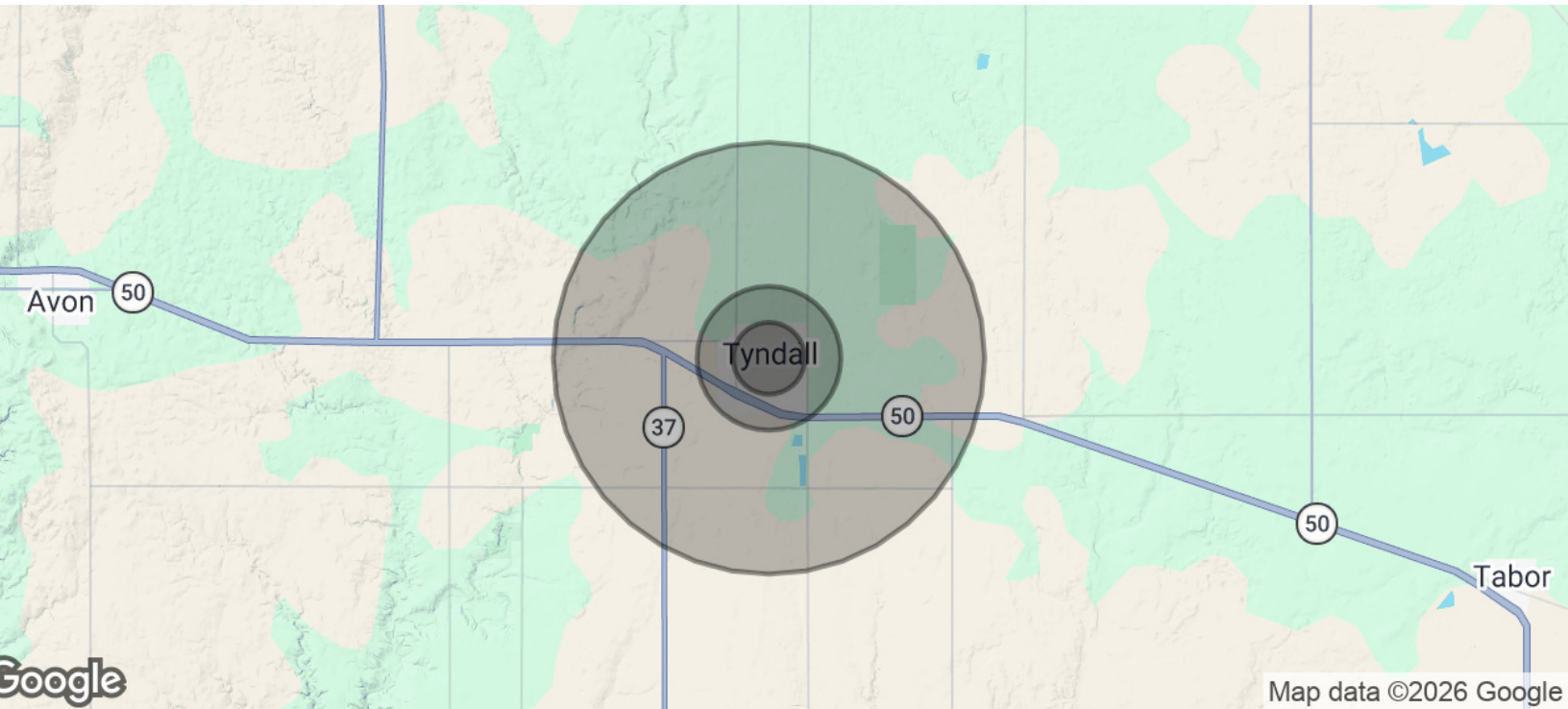
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Demographics Map & Report



| Population | 0.5 Miles | 1 Mile | 3 Miles |
|----------------------|-----------|--------|---------|
| Total Population | 12 | 50 | 357 |
| Average Age | 55.1 | 52.9 | 49.5 |
| Average Age (Male) | 49.2 | 47.3 | 45.3 |
| Average Age (Female) | 62.9 | 60.4 | 55.4 |

| Households & Income | 0.5 Miles | 1 Mile | 3 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 5 | 21 | 151 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$75,117 | \$71,540 | \$71,773 |
| Average House Value | \$135,405 | \$120,360 | \$128,856 |

2023 American Community Survey (ACS)

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