



Canton C-Store

47954 West 5th Street, Canton, SD

Property Features

- 5,028 total building sq. ft.
- Convenience store, bar and lounge
- Land size = 32,670 sq. ft.
- Built in 1991
- C-store portion = 1,248 sq. ft.
- Bar/lounge area = 3,780 sq. ft.
- Canopy = 2,860 sq. ft.
- Zoned I-1
- 15,860 sq. ft. of concrete paving

Pricing

- List price is \$350,000 (\$69.61/sq. ft.)
- Lease rate = \$2,500/month NNN
- List price includes real estate and liquor license
- 2016 Real Estate Taxes are \$3,380.72

Location

- Located on the west edge of Canton
- Canton is located approximately 20 minutes south of Sioux Falls. It is a self-contained community, with main street business and commercial district in the southwest part of the community.



Craig Hagen

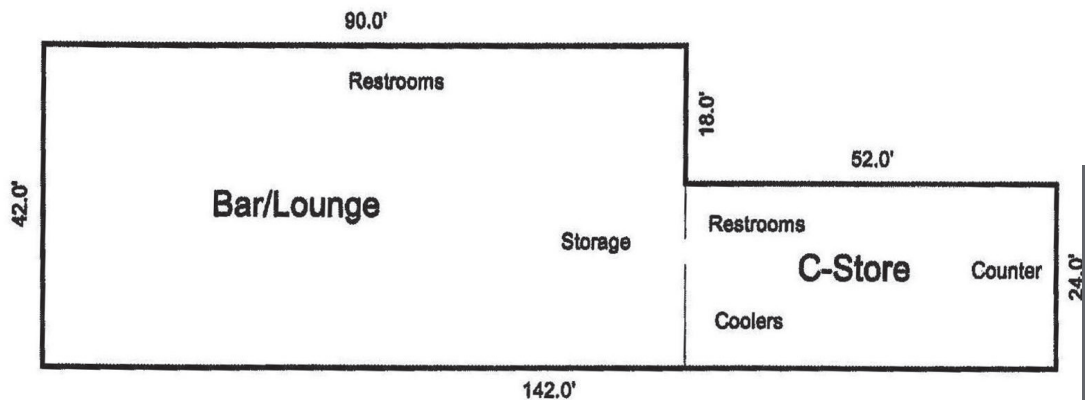
+1 605 444 7115 Office
+1 605 310 4227 Cell
chagen@naisiouxfalls.com

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2500 W. 49th Street, Suite 100
Sioux Falls SD 57105
+1 605 357 7100

naisiouxfalls.com

For Sale or Lease
Canton C-Store



Concrete
Paved

Highway 18



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