



# DOLLAR GENERAL

## DESMET, SD

### INVESTMENT OPPORTUNITY

301 US Highway 14 East | DeSmet, SD 57231



#### SIZE

Building Size: 9,002 sqft  
Land Size: 1.24 acres



#### PRICE

\$1,144,960 (absolute net)



#### LOCATION

Located along US Highway 14 East, the eastern entrance to DeSmet, South Dakota.



#### CAP RATE / NOI

Cap Rate: 7.5%  
NOI: \$85,872  
(Corporate Lease guarantee in place)



#### OPPORTUNITY

Investment opportunity with zero landlord responsibilities.



#### AREA TENANTS

Super Deluxe Inn & Suites, Legend Seeds, Cenex, Dairy Queen, Oxbow Restaurant, Sinclair Gas

Information deemed reliable but not guaranteed.



605.361.8211

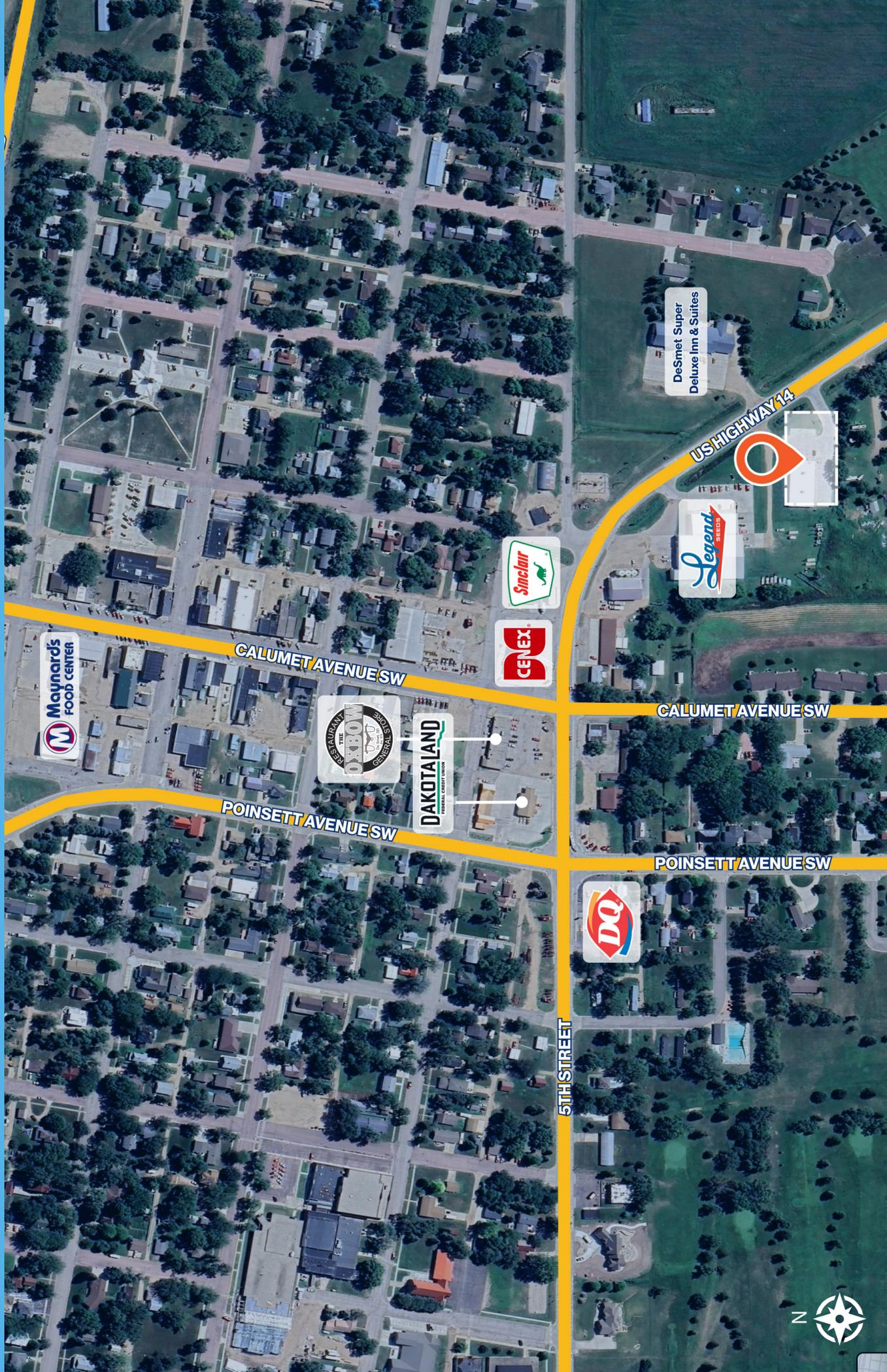
2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106

# MIKE VAN BUSKIRK

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# AREA MAP



CALUMET AVENUE SW



CALUMET AVENUE SW

POINSETT AVENUE SW

5TH STREET

DeSmet Super  
Deluxe Inn & Suites



US HIGHWAY 14



# SITE OVERVIEW



DeSmet Super  
Deluxe Inn & Suites

US HIGHWAY 14

DOLLAR  
GENERAL



# PARCEL MAP

