

4TH & KIMBALL 8 UNITS

505 East 4th Street & 110 North Kimball · Canton, South Dakota



Bender
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM

\$840,000

\$105,000/UNIT

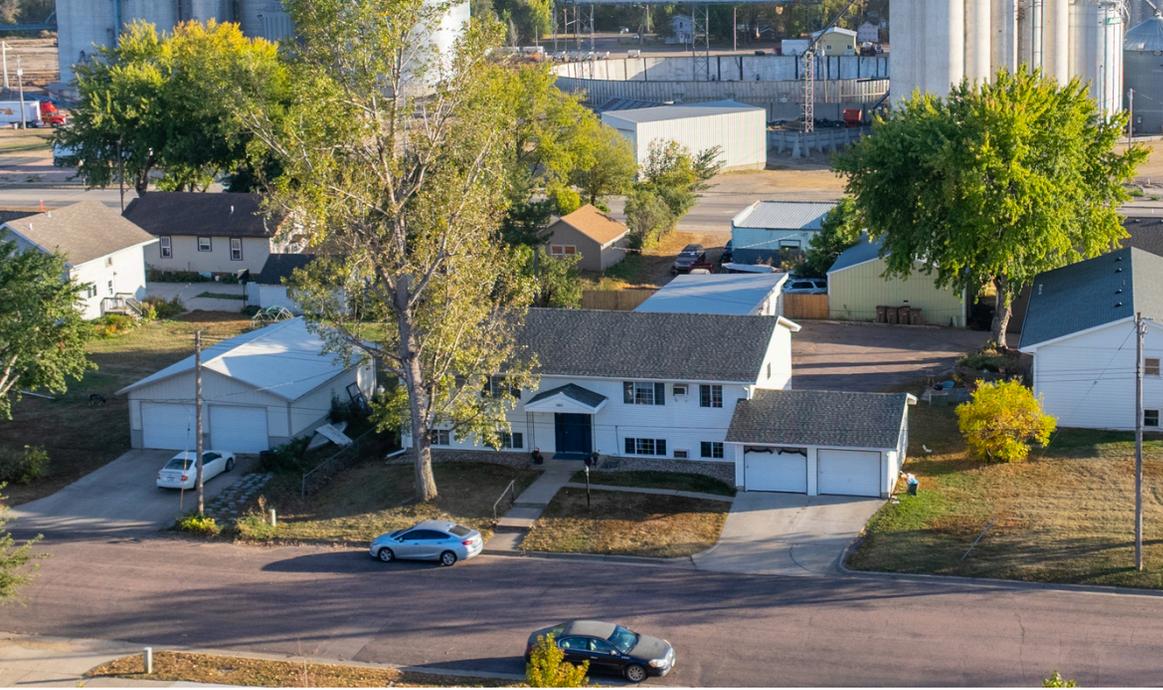


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PRESENTED BY

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INVESTMENT HIGHLIGHTS

Price	\$850,000
Number of Units	8
Price per Unit	\$105,000
Year Built	1976 & 1979
Lot Size	0.24 Acres & 0.24 Acres

505 E 4TH STREET • 2BR UNITS

110 N KIMBALL • 2BR UNITS

UNIT #	MONTHLY RENT	GARAGE	ANNUAL RENT	UNIT #	MONTHLY RENT	GARAGE	ANNUAL RENT
Unit 1	\$925	\$50	\$11,700	Unit 1	\$950	included	\$11,400
Unit 2	\$850	included	\$10,200	Unit 2	\$900	included	\$10,200
Unit 3	\$950	included	\$11,400	Unit 3	\$1,000	included	\$12,000
Unit 4	\$850	included	\$10,200	Unit 4	\$875	included	\$10,500

PROPERTY DETAILS:

- Two (2) fourplexes on adjacent parcels with shared detached garages.
- Many recent updates in units.
- Tenants pay electricity and baseboard heat. Landlord pays water/sewer and garbage collection.
- Perfect property for the investor looking for upside rent potential and to add to portfolio.
- Asset has been family managed for decades.
- Contact broker for financials, rent roll, and showing access. Nick Gustafson, CCIM: 605-201-2809, nick@benderco.com

PROPERTY OVERVIEW



PROPERTY INTERIOR



PROPERTY INTERIOR



SALE COMPARABLES

APARTMENT ADDRESS	CITY	BLDG. SQFT	LAND (ACRES)	UNITS	YEAR BUILT	SALE PRICE	PRICE/UNITS	DEAL DATE
411 S. Mary Ave.	Tea	3808	0.32	3	1977	\$409,000	\$136,333	Jul-24
334 N. Spring Ave.	Sioux Falls	3356	0.1	4	1903	\$430,500	\$107,625	May-22
510 S. Menlo Ave.	Sioux Falls	3570	0.13	4	1966	\$409,900	\$102,475	Apr-25
1700 W. 44th St.	Sioux Falls	3400	0.19	4	1973	\$450,000	\$112,500	Sep-24
2109 S. Cleveland Ave.	Sioux Falls	3624	0.3	4	1976	\$476,000	\$119,000	May-24
3600 S. Cathy Ave.	Sioux Falls	3784	0.32	4	1976	\$476,500	\$119,125	Nov-24
4905 W. 43rd St.	Sioux Falls	3996	0.32	4	1976	\$485,000	\$121,250	Apr-22
3504 S. Cathy Ave.	Sioux Falls	4656	0.36	4	1977	\$435,000	\$108,750	Jan-25
2000 S. Southeastern Ave.	Sioux Falls	3264	0.31	4	1977	\$450,000	\$112,500	Oct-22
301 N. Cherry St.	Lennox	4384	0.52	4	1991	\$511,000	\$127,750	Jan-24
413 N. Main	Lennox	4000	0.34	4	1993	\$415,000	\$103,750	Jul-24
350 S. Poplar Ave.	Tea	3506	0.3	4	1998	\$415,000	\$103,750	Nov-22
1401 E. 7th St.	Sioux Falls	11088	0.41	8	1880	\$850,000	\$106,250	Apr-24
605 S. Phillips Ave.	Sioux Falls	5334	0.27	8	1952	\$875,000	\$109,375	Sep-24
100 S. Prairie Ave.	Sioux Falls	12480	0.4	11	1975	\$1,200,000	\$109,091	Jul-22

PROPERTY LOCATION



5 MILE RADIUS DEMOGRAPHICS

KEY FACTS



BUSINESS



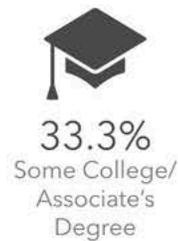
EMPLOYMENT



INCOME



EDUCATION



HOUSING STATS





For more information,
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