



Address: 403 E Hwy 16, Oacoma, SD - I90 at Exit 260

Listing Price: \$ 1,300,000

Property Description: This highly visible and easily accessible commercial property, with interstate frontage, sits near one of the busiest intersections on I90 in all of South Dakota. In the past, Old West Trading Post drew thousands as a museum but most recently has been known as a very well respected and busy antique destination. People from all over the world have made it a must stop on their travels to and from the Black Hills. The options and opportunities are endless. Property includes attached manager's/owner's residence.

Legal Description: Olson Outlot #1, Less 1.5 acre road, Outlots of Oacoma Town, Lyman County, South Dakota.

Property Information

Lot Size: 4.73 +/- Acres

Year Built: Various

Property Taxes: \$ 2989.70 (2016)

Excluding the residence, all existing fully-enclosed buildings makeup approximately **23,400 sq ft** of space. Majority of the space includes concrete floor.

Approximately **11 billboards** may be available separately. Prime locations along I90.

Trading Post (Main Building): 41' x 210' post frame building built in 1968 with a 41' x 112' post frame addition added in 1970 and an 18' x 165' post frame addition built in 1971. All of these structures are wired for electricity, have concrete floor and have minimal interior finish. No HVAC systems are installed in any of the structures. The main building does include two bathrooms and small office area. Nearly all of the main building has been covered with spray foam insulation-with the exception of the store front facade.

Warehouse Storage Building: Butler Steel Building: 40' x 96' clear span steel building featuring electricity and full concrete floor. The building was built circa 1975. The building is unfinished.

The "Car Building": 40' x 80' Post frame structure built in 1973. This building includes electricity and has an 11' wide concrete walkway down the center of the building. The building is unfinished and used as storage/warehouse.

The "Animal Shed": 37' x 48' post frame structure built in 1973. The building is open on two sides and has partial concrete in place.

Residential Property Features: The 1400 sq ft ranch style home was built circa 1970. It features two bedrooms, two bathrooms, full-unfinished basement, kitchen, dining and living rooms. The home has an attached 28' x 36' garage. The home's exterior is steel siding and asphalt shingles (2013). The home is connected to the primary structure that presently houses Old West Trading Post.

Personal Property Included: All appliances in house. Cases, shelving and business fixtures (not attached) are negotiable.



All sizes are approximate. Information obtained is from sources deemed reliable, but not guaranteed. No warranty implied or expressed.