

PETERSON LAND AUCTION, LLC  
 CHISUM PETERSON | OWNER BROKER  
 CELL: 605.730.4214  
 WWW.PETERSONLANDAUCTION.COM



|                           |   |
|---------------------------|---|
| <b>Property Address:</b>  | <b>133 S Main<br/>Chamberlain, SD 57325</b>             |
| <b>Listing Price:</b>     | <b>\$250,000</b>  |
| <b>Legal Description:</b> | <b>Lots 16-18 Block 13 Original<br/>Chamberlain, SD</b> |
| <b>RE Taxes:</b>          | <b>Presently Exempt</b>                                 |

### Large Commercial Building - Great Location!

*This historic and iconic property immediately catches your attention as you make your way down Chamberlain's Main Street. Stately, big & bold are words that quickly come to mind when describing the Chamberlain Masonic Lodge. Originally built circa 1950, the building features over 3000 square feet of space on the main floor and nearly 1400 square feet of space on the second floor. The basement under the two-story portion of the building was redone several years ago and is home to the HVAC units, water heater and storage space. The building has been well-maintained and in overall good condition. If commercial space with a high-visibility location interests you, contact us right away!*

| Home Information  |                               |
|-------------------|-------------------------------|
| Structure Type:   | Commercial                    |
| Year Built        | 1950                          |
| Total Sq Footage  | 4536                          |
| Total Baths       | (1) Half (1) Toilet only      |
| Interior          | Panel + Plaster               |
| Siding            | Masonite                      |
| Roof              | Metal - 2000                  |
| Floors            | Carpet, Wood, Vinyl, Laminate |
| Wood Work         | Oak & Pre-finished            |
| Cooling           | (2) Central Air               |
| Heating           | (2) Electric Furnace          |
| Irrigation System | Yes                           |
| Garage            | None                          |
| Outside Features  | Accessible Ramp               |



| Room       | Room Dimensions |
|------------|-----------------|
| Main Floor | 3168 sq ft      |
| Main Hall  | 30' x 50'       |
| Foyer      | 17' x 26'       |
| Kitchen    | 17' x 22'       |
| Bathroom   | Half            |
| Bathroom   | Toilet only     |
| Storage    | 4' x 6'         |

|                     |                                    |                  |  |
|---------------------|------------------------------------|------------------|--|
| Second Floor        | 1368 sq ft                         | Lot size         | 68' x 120'                             |
| Kitchen             | 12' x 15'                          | Avg Electric     | \$100/mo                               |
| Upper Hall          | 35' x 22' + 17' x 16' (1042 sq ft) | To View Property | Property will be shown by appointment. |
| Unfinished Basement | 1292 sq ft                         |                  |  |