

PETERSON LAND AUCTION, LLC
 CHISUM PETERSON | OWNER BROKER
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Property Address:	111 S Main Chamberlain, SD 57325
Listing Price:	\$140,000
Legal Description:	Lot 30 Blk 13 Original Chamberlain, Brule County, SD
RE Taxes:	\$ TBD - Currently Exempt

Outstanding Chamberlain Main Street Building!

Location. Location! Location! If you're in the market for an excellent retail or office space location, look no further. This building is in excellent condition and is move-in ready! The building features just over 1800 square feet of open space, plus conference room, a large break room, mechanical room and an ADA compliant bathroom! Windows & HVAC were replaced in 2013. A new, metal roof was installed in 2020. It's hard to get a better location than the central hub of Chamberlain's Main Street. Schedule your showing today, you won't be disappointed. Property shown by appointment

Home Information	
Structure Type:	Masonry
Year Built	1920
Total Bedrooms	3
Total Bathroom	(1) Half
Interior	Drywall
Siding	Steel
Roof	Steel - 2020
Floors	Carpet, Laminate
Wood Work	Prefinished
Cooling	Central Air
Heating	Electric furnace - 2013



Room Dimension	Room Dimensions
Main Floor	2640 sq ft - 22' x 120'
Break Room	25' 5 x 17' 8
Conf Room	14' 9 x 9' 3
Mechanical	12' x 15'
Open Area	1812 sq ft +/-
Primary Bath	Half - 8'x8' ADA compliant
Lot Size	22' x 120'
	Property shown by Appointment