221 East Grand Crossing - Mobridge, SD

BUSINESS FOR SALE

PRICE: $639,000

Pifer's AUCTION & REALTY

www.pifers.com

701.934.2732

Property Information

This is a great opportunity to own a profitable business while enjoying the amenities of a community on the Missouri River. This property offers an excellent location on the corner of Hwy #12 and 2nd Ave. E, consisting of a 14,000 sq. ft. corner lot with a 782 sq. ft. building designed to Taco Johns franchise standards.

Legal: Lots 1 & 2, Block 20, Milwaukee Land Company's First Addition to the City of Mobridge, SD

Taxes (2018): $1,073.48

Property Features:

- **Lot size** = 14,000 sq. ft. (.321 acres)
- **Building size:**
  - **Main Floor** = 782 sq. ft.
  - **Basement** = 483 sq. ft.
- Built in 1979, with 299 SF glass sided dining room added at a later date. Exterior remodeling, including signs, dryvit, archways and menu boards, completed in 2007/2008.
- Building currently meets Taco Johns brand standards through 2019.
- 2018 Improvements include new roof, new AC unit on roof, new ice machine and parking lot resurface, chip seal, and striping.

Contact

Kristen Gill
701.934.2732
kgill@pifers.com

Find Pifer's Central Dakotas on