



# Commercial Business Opportunity

**510 E Pipestone Ave. Flandreau, SD 57028**

**\$199,900.00**

**Location, Location, Location!** Located on a corner adjacent to SD Why 13 and SD Hwy 32. A convenience store that includes gas pumps.

**Lot Size—150' x 140'**

**4 gas storage tanks**

- 1. 2,000 gal.**
- 2. 4,000 gal.**
- 3. 6,000 gal.**
- 4. 8,000 gal**

**Two existing gas pumps**

**Convenience store has approximately 2,020 sq. ft.**

**Existing canopy (20' x 30')**

**Existing coolers included**

**Metal Roof**

**Metal siding with some front brick fascia**

**Service basement**

**RE Taxes—\$1,797.50**

**City Utilities—TBD**



Dan Sutton  
Broker Associate

## **Kuhle-Sutton Agency, LLC**

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