

FOR SALE ~~\$225,000~~
PRICE REDUCED! \$200,000



**202 E HIGHWAY 38
HARTFORD, SD 57033**

- ◆ CONVENIENTLY LOCATED ON HARTFORD'S MAIN THOROUGHFARE
- ◆ BUILDING CONSISTS OF 2,560 SQ. FT. AND INCLUDES 2 OVERHEAD DOORS, 1 OFFICE, UTILITY SINK, RESTROOM WITH A SHOWER, 12' SIDEWALLS, AND 200 AMP 2-PHASE POWER
- ◆ LOT SIZE IS APPROXIMATELY 1/2 ACRE
- ◆ THE SITE HAS ENOUGH LAND FOR AN ADDITIONAL BUILDING OR IS AN OPPORTUNITY FOR TOTAL REDEVELOPMENT
- ◆ YEAR BUILT: 1995
- ◆ TAXES \$2,785.42
- ◆ GREAT EXPOSURE ON A COMMERCIAL ZONED LOT



JIM DUNHAM
— & ASSOCIATES —
REAL ESTATE SPECIALISTS



Stephen Rueber

Broker Associate

605.521.9027

Stephen@JimDunhamAssociates.com



Jim Dunham

Broker

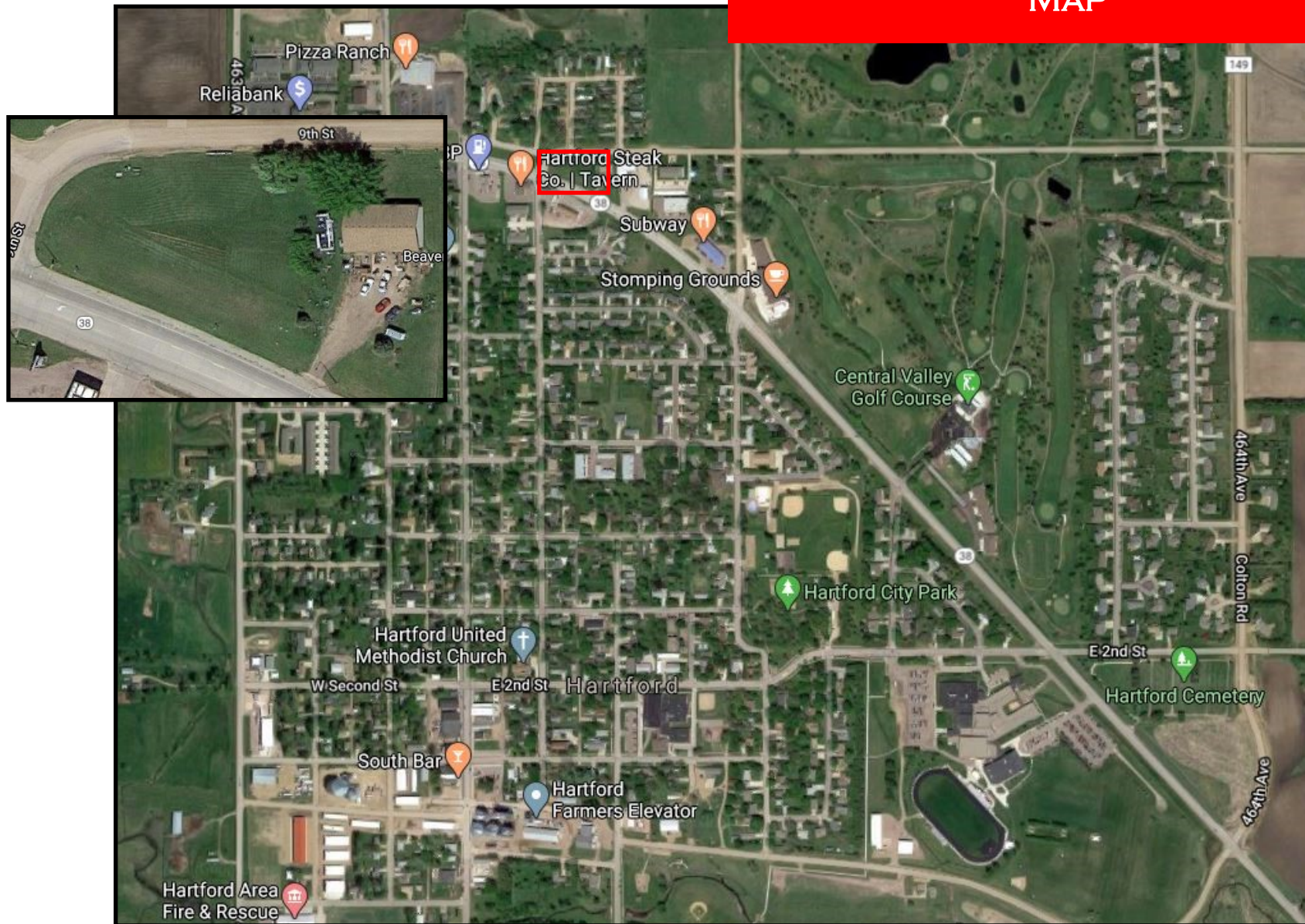
605.360.0061

Jim@JimDunhamAssociates.com

Jim Dunham & Associates
519 W 22nd St, Sioux Falls, SD 57105
O: 605.275.8500 F: 605.370.6588
JimDunhamAssociates.com



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