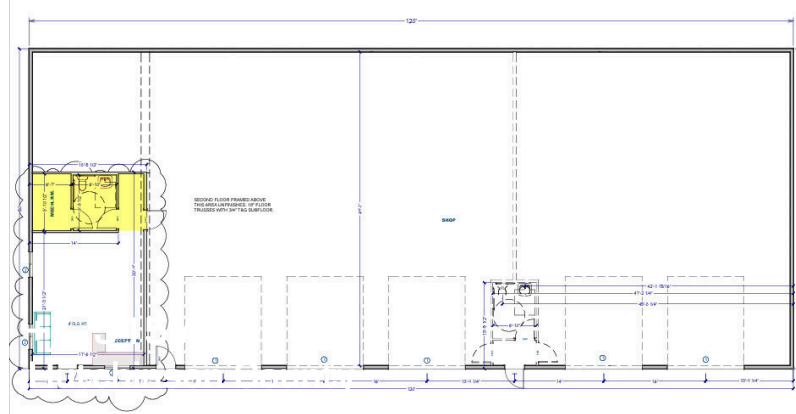




**320 Beech Ave.
Tea, SD
\$784,500**



PROPERTY FEATURES

- ◆ 6000 sq ft. 120' x 50'
- ◆ Buyer Shop + Rental Investment
- ◆ Underground Rough-ins for 2nd Unit
- ◆ Located in the booming city of Tea, SD
- ◆ Quick access to Interstate 29
- ◆ Full asphalt entry & parking lot
- ◆ Option to customize space, at additional cost

Business owners, are you ready to start putting your monthly rental checks into your own facility? This new shop will protect your equipment, keep you organized and keep your office staff all in the same building. Lease out part of the building for some rental income while you expand your business. Invest in your own asset for long term income with this great property.

Payments as low as +/- \$5,250/month
\$784,500 - 20% = \$627,660 at 8% over 20 Years.
Taxes, Insurance and Utilities not included.

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