

## 117 E. 3rd Avenue Mitchell, SD 57301

### PROPERTY HIGHLIGHTS

- Downtown Mitchell location with excellent foot traffic
- Zoned Central Business
- Historic building full of character and architectural charm
- 5-story mixed-use property with income-generating potential (4 floors above grade)
- 25,967 SF of Commercial Space
- 15 residential apartments  
Gross Annual Revenue: \$137,700
  - 5 Studio
  - 6 One Bed / One Bath
  - 2 Two Bed / One Bath
  - 1 Three Bed / One Bath
  - 1 Five Bed / Two Bath (currently operating as an Airbnb)
- Building signage available
- Pro Forma APOD and floor plans available by request
- Endless possibilities. Historic charm. Great location.

### LOCATION DESCRIPTION

Located in the heart of Mitchell, just down the street from the Corn Palace

500,000 annual visitors in Mitchell

Sale Price	<b>\$2,050,000 (\$39.73 SF)</b>
Real Estate Taxes	<b>\$7,129.14</b>
Building Size	<b>51,600 SF</b>
Lot Size	<b>.326 AC (14,200 SF)</b>



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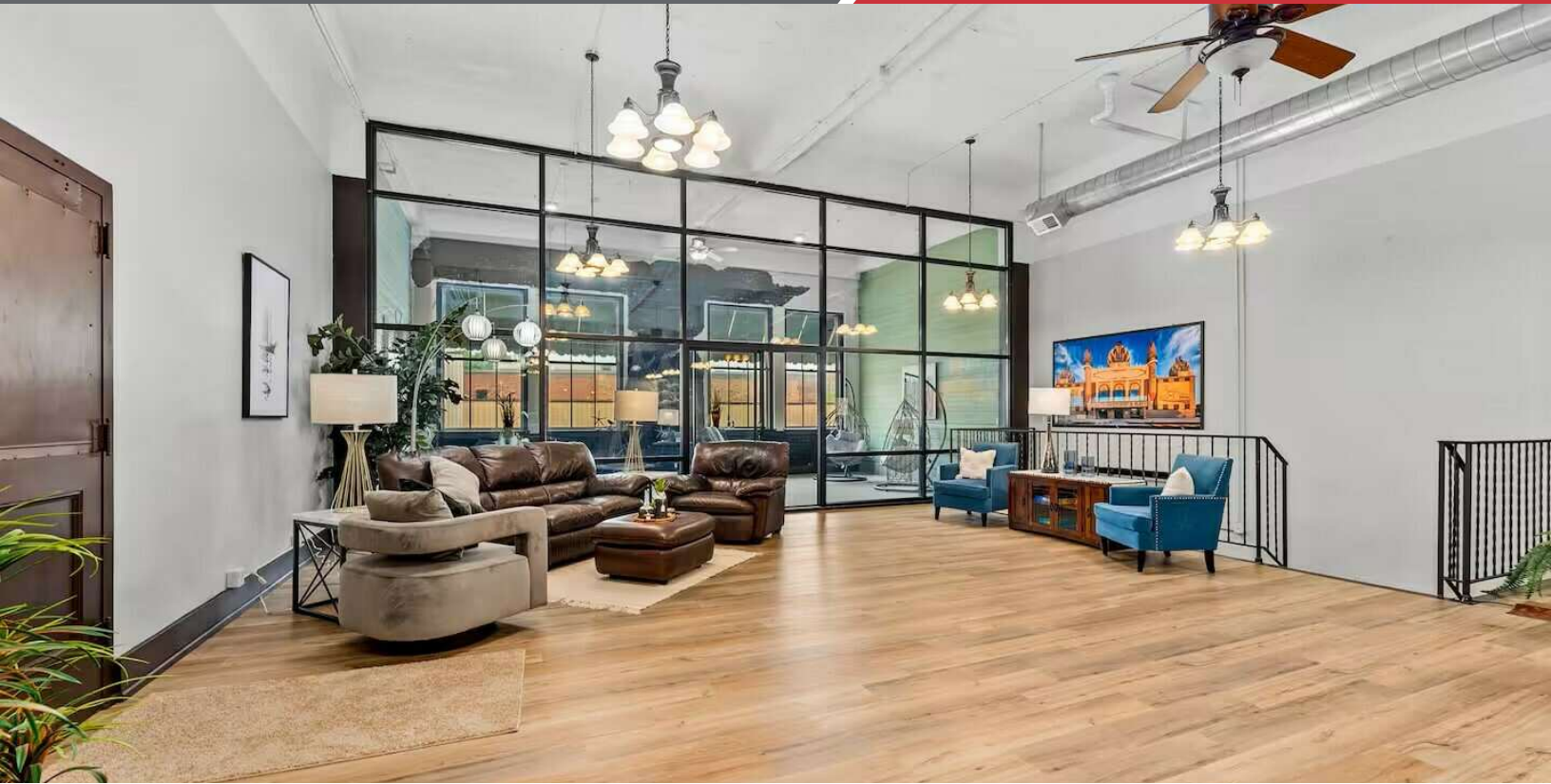
2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
[naisiouxfalls.com](http://naisiouxfalls.com)

# PHOTOS

AIRBNB - 4,900 SF LOFT - SLEEPS 21  
5 bedrooms - 10 beds - 2 baths

# FOR SALE

Mixed Use Property



# COFFEE SHOP PHOTOS

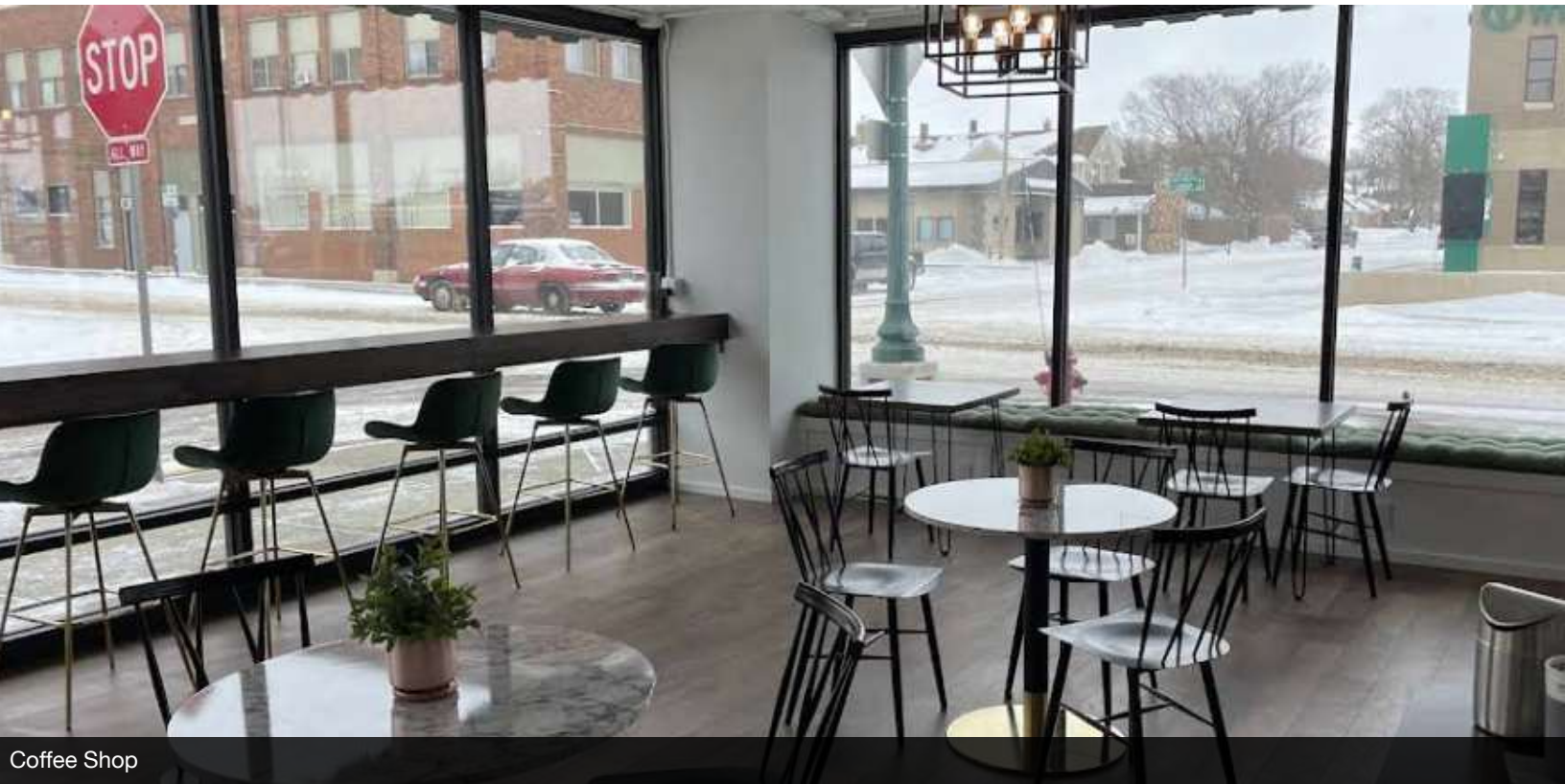
JOHNSON BLOCK BUILDING  
117 East 3rd Avenue, Mitchell, SD 57301

FOR SALE

Mixed Use Property



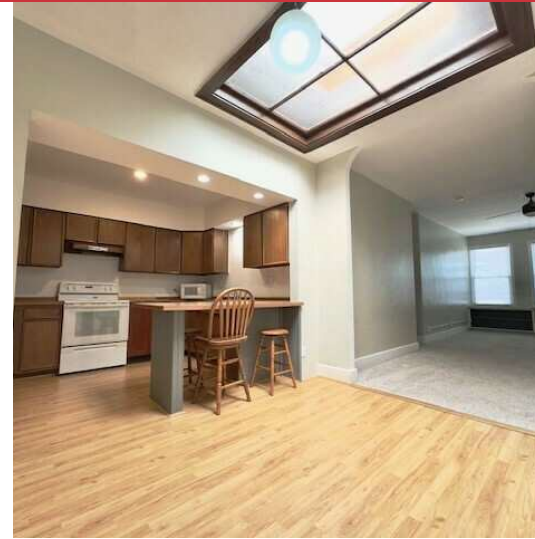
Coffee Shop



Coffee Shop

**APARTMENT PHOTOS**  
JOHNSON BLOCK BUILDING  
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**FOR SALE**  
Mixed Use Property



**MAIN LEVEL PHOTOS**  
JOHNSON BLOCK BUILDING  
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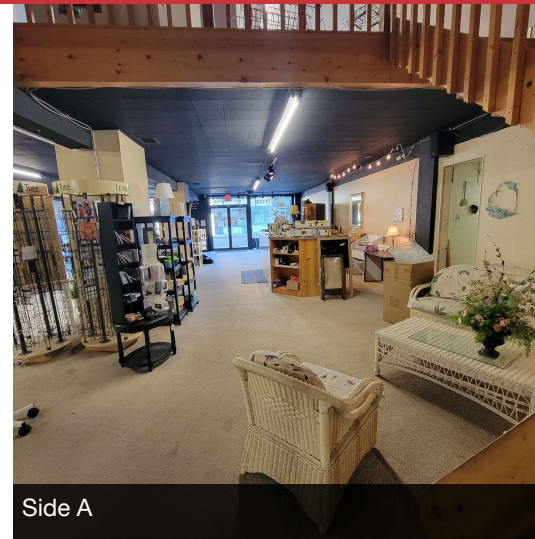
**FOR SALE**  
Mixed Use Property



Side A



Side A



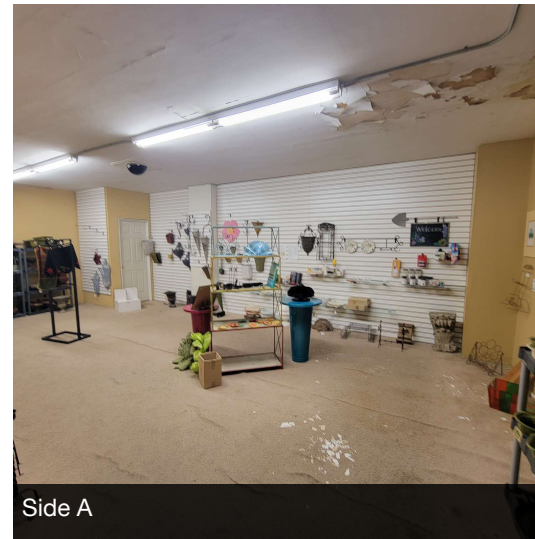
Side A



Side A



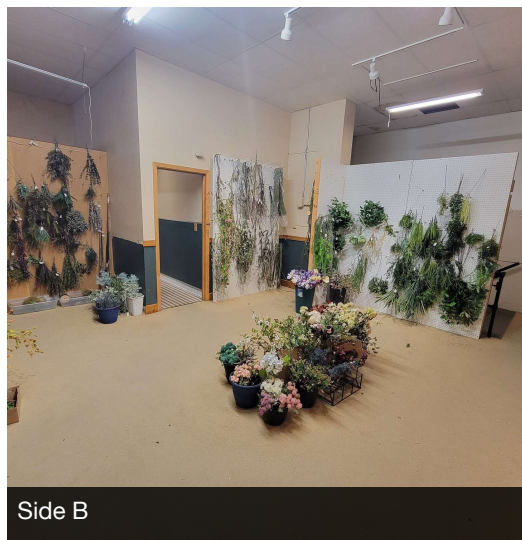
Side A



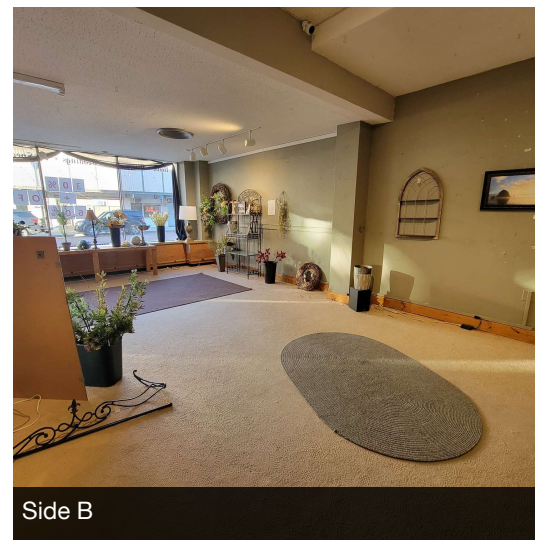
Side A



Side B



Side B



Side B

# SPEC SHEET

JOHNSON BLOCK BUILDING  
117 East 3rd Avenue, Mitchell, SD 57301

FOR SALE

Mixed Use Property

# JOHNSON BLOCK BUILDING SPEC SHEET

## Multi-Family Residential

- Residential Size: 14,685 SF
- Total Units: 15 Residential Apartments
- Gross Annual Revenue: \$137,700

Units:

5 Studios

6 One Bed / One Bath

2 Two Bed / One Bath

1 Three Bed / One Bath

1 Five Bed / Two Bath – Currently Operating as an Airbnb

## Airbnb Unit

- Average Nightly Rate: \$1,174.50
- Size: 4,900 SF
- Bedrooms/Beds/Baths: 5 Bedrooms – 10 Beds – 2 Baths
- Amenities: Washer & Dryer, Fully Furnished, Sunroom

## Coffee Shop (Tenant Space)

- Tenant: Michelle's Mad Batter
- Lease Term: 7 Years Remaining (Expires 2032)
- Rental Rate: \$12.17/SF Gross Lease (2.5% annual escalators)

## Commercial Space

Total Size: 25,907 SF

## Basement / Storage

Size: 8,700 SF

# SITE PLANS

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FOR SALE

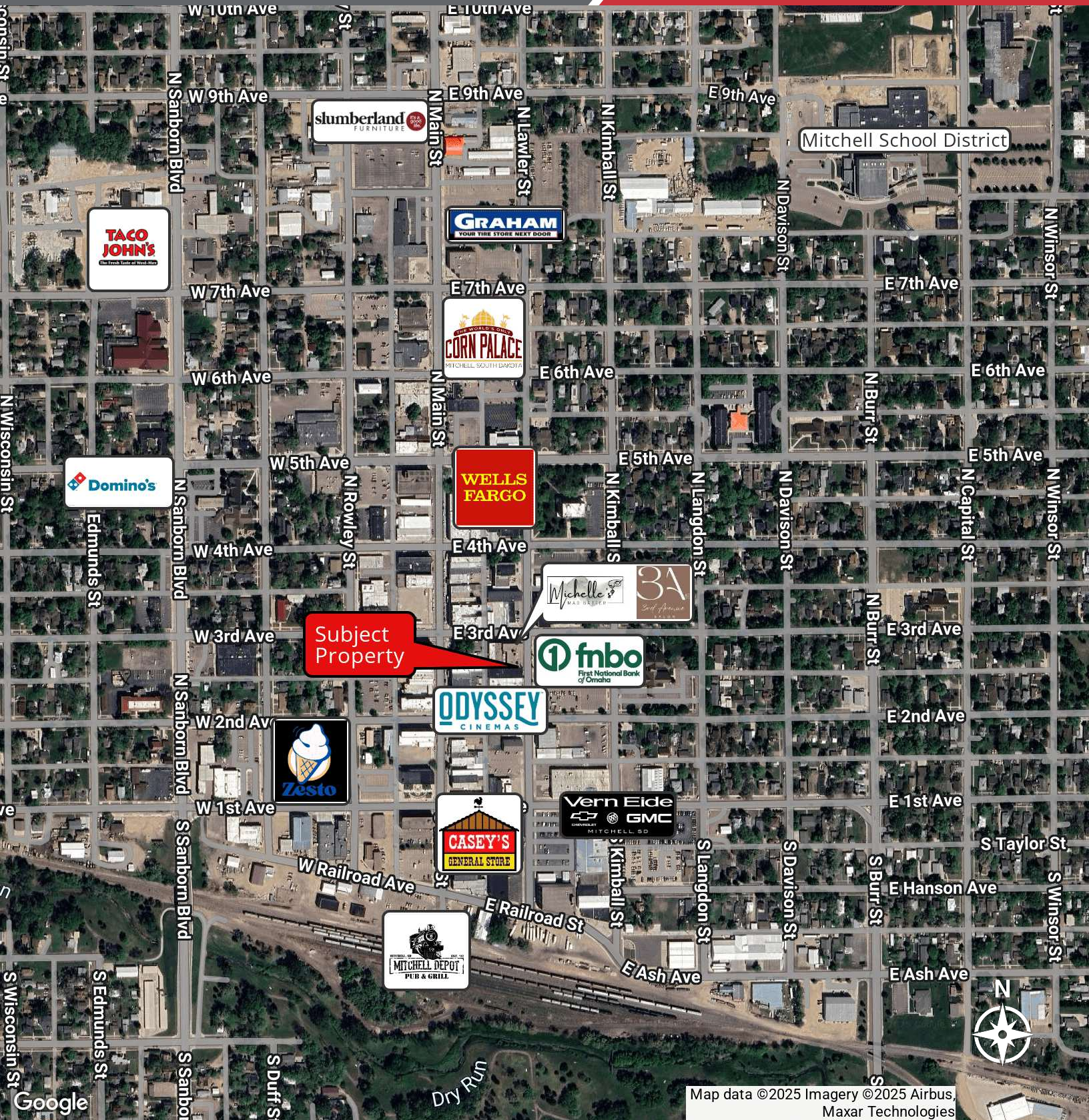
Mixed Use Property



# AERIAL

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FOR SALE  
Mixed Use Property



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