

# 305 W. MAIN STREET

305 W MAIN STREET, LEAD, SD 57754



## OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	10,800 SF
Lot Size:	0.2 Acres
Price / SF:	\$60.19
Year Built:	1898
Zoning:	General Commercial

## PROPERTY OVERVIEW

Located in the Northern Black Hills of South Dakota, this historic and beautiful four-level 1898 building in Lead, SD is ready for a new owner! Your neighbors include the well-liked Town Hall Inn and the Homestake Opera House and Arts Center. The main level is beautiful, warm, and open, and gives a historic feel - and names itself the Stampmill Restaurant and Saloon. (Liquor license included at this price!) Amazing detail reaches out as you walk around the wooden bar and brick walls and a large fireplace. An amazing outdoor street corner patio can be accessed from the side. The lower level features a second kitchen area, refrigeration, storage, and then a large open room that could be used as a speakeasy, gaming area, or other use. The second floor features two Victorian suites with tall windows and great views! The third floor currently features eight large rooms that need finished; letting you decide if you want big or small suites!

## PROPERTY HIGHLIGHTS

- Great corner location along Highway 85
- LIQUOR License is INCLUDED in the sale price



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**RANDY OLIVIER, CCIM**

Commercial Broker

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SD #15377

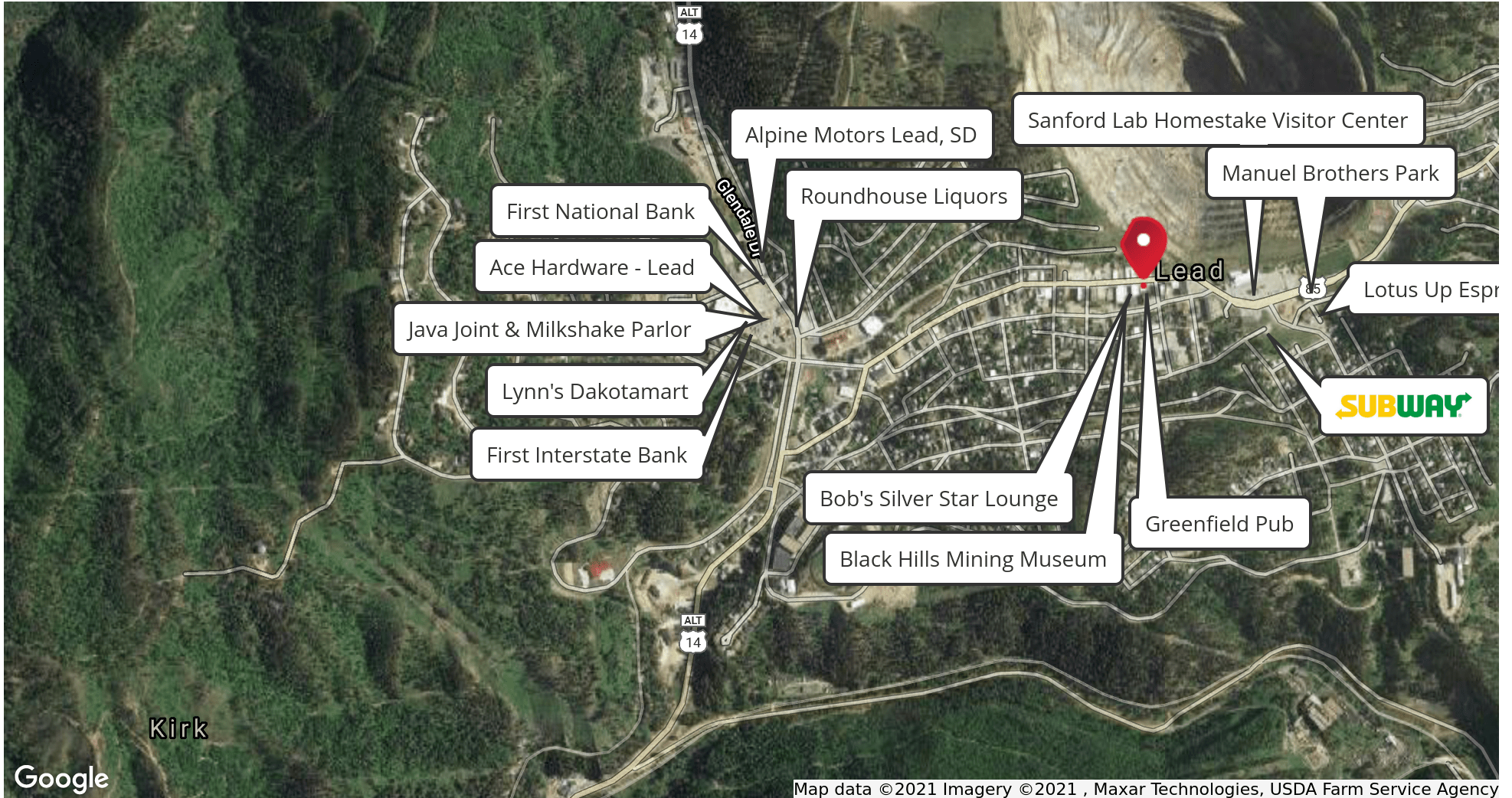
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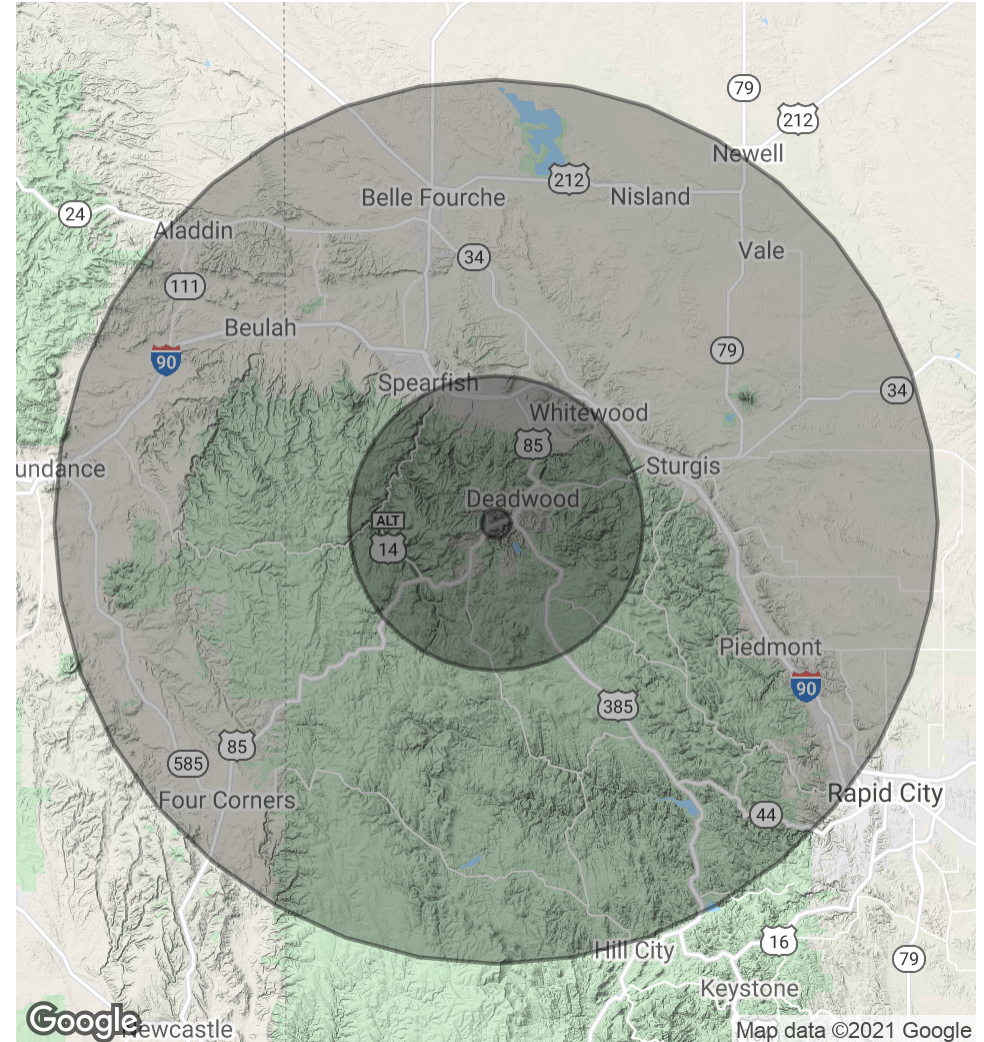
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	41	6,294	70,906
Average age	39.5	40.4	41.1
Average age (Male)	33.0	38.1	39.1
Average age (Female)	47.3	43.5	42.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	15	2,692	30,886
# of persons per HH	2.7	2.3	2.3
Average HH income	\$52,979	\$57,854	\$55,125
Average house value	\$173,417	\$174,244	\$166,215

\* Demographic data derived from 2010 US Census



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