

807 ALMOND STREET

807 ALMOND STREET, HOT SPRINGS, SD 57747



OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	0.58 Acres
Number of Units:	13
Year Built:	1900
Zoning:	Conforming

PROPERTY OVERVIEW

This fantastic, historic property was home to a family doctor in its early days, and in 1920, the second story was added as an expansion to the space. Located with incredible views overlooking part of downtown Hot Springs, this property is always in demand and the vacancies are typically filled quickly. Driving up to the property, you will immediately see the old-world charm that makes it such a fun property to own. There are nine 1-bed 1-bath apartments and three 2-bed 1 bath apartments. There is also a garage and then a couple of carports that bring in additional income. There is a laundry room on-site with seller-owned coin-op machines. Some of the area adjacent to this laundry room used to be what looks like a wood or tinker shop. This could be leased out as well with some creativity...or perhaps create an additional apartment space for lease! 7.5 cap!

PROPERTY HIGHLIGHTS

- -Beautiful location
- -Any vacancies fill up fast



RE/MAX ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

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SD #15377

1331 W. Omaha St. | Ste 200
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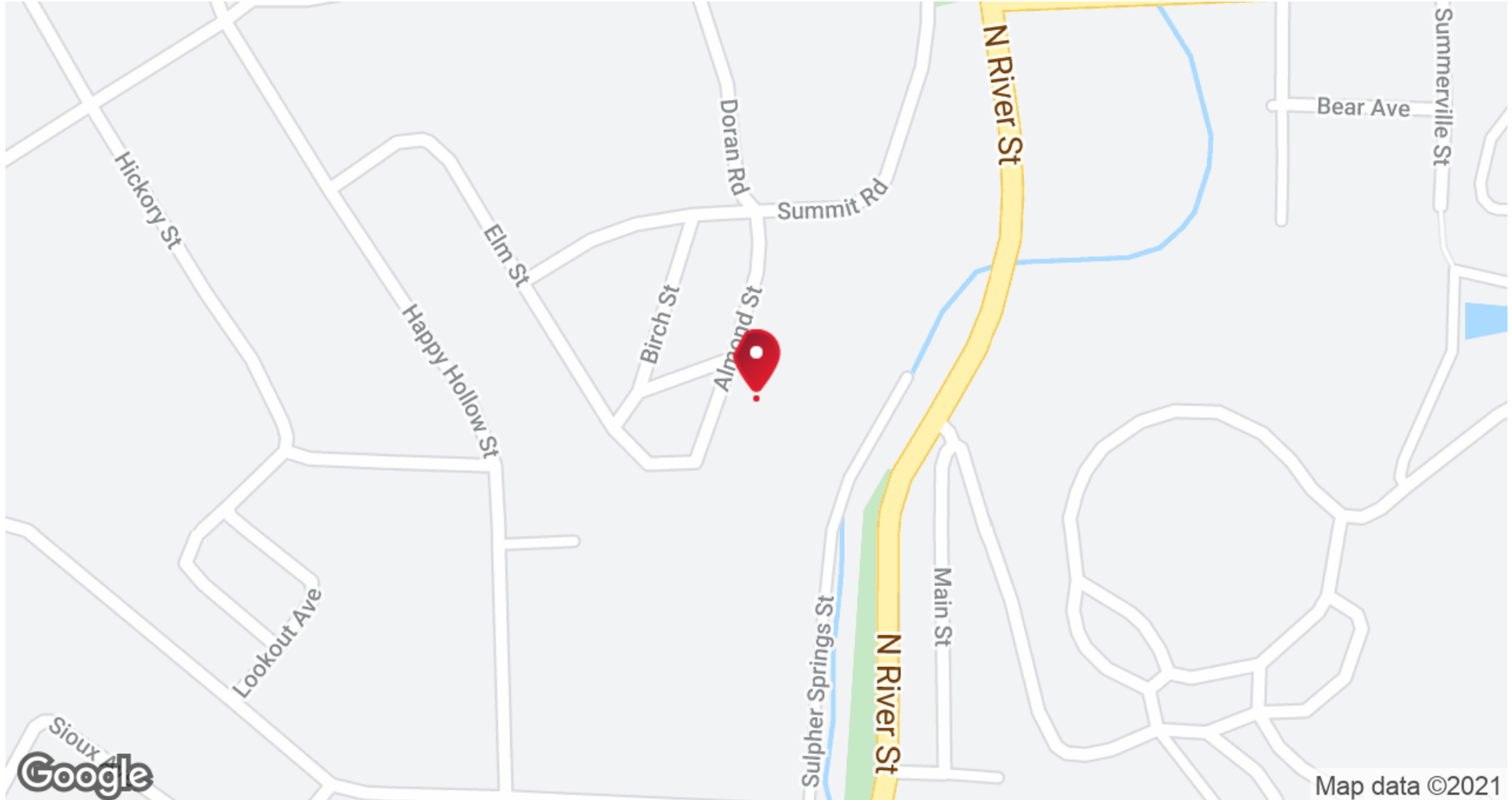
FOR SALE

MULTIFAMILY PROPERTY

LOCATION MAP

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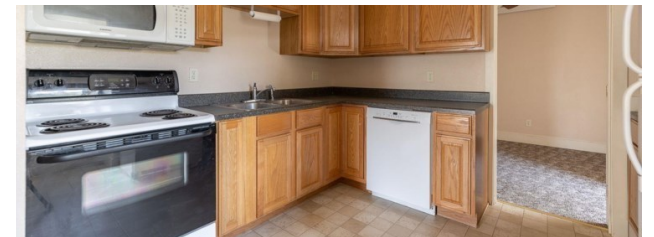
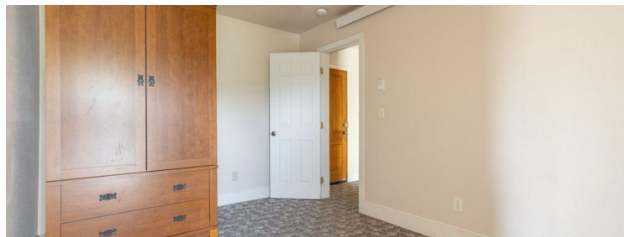
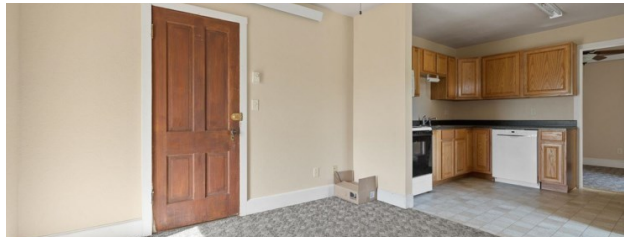
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ADDITIONAL PHOTOS



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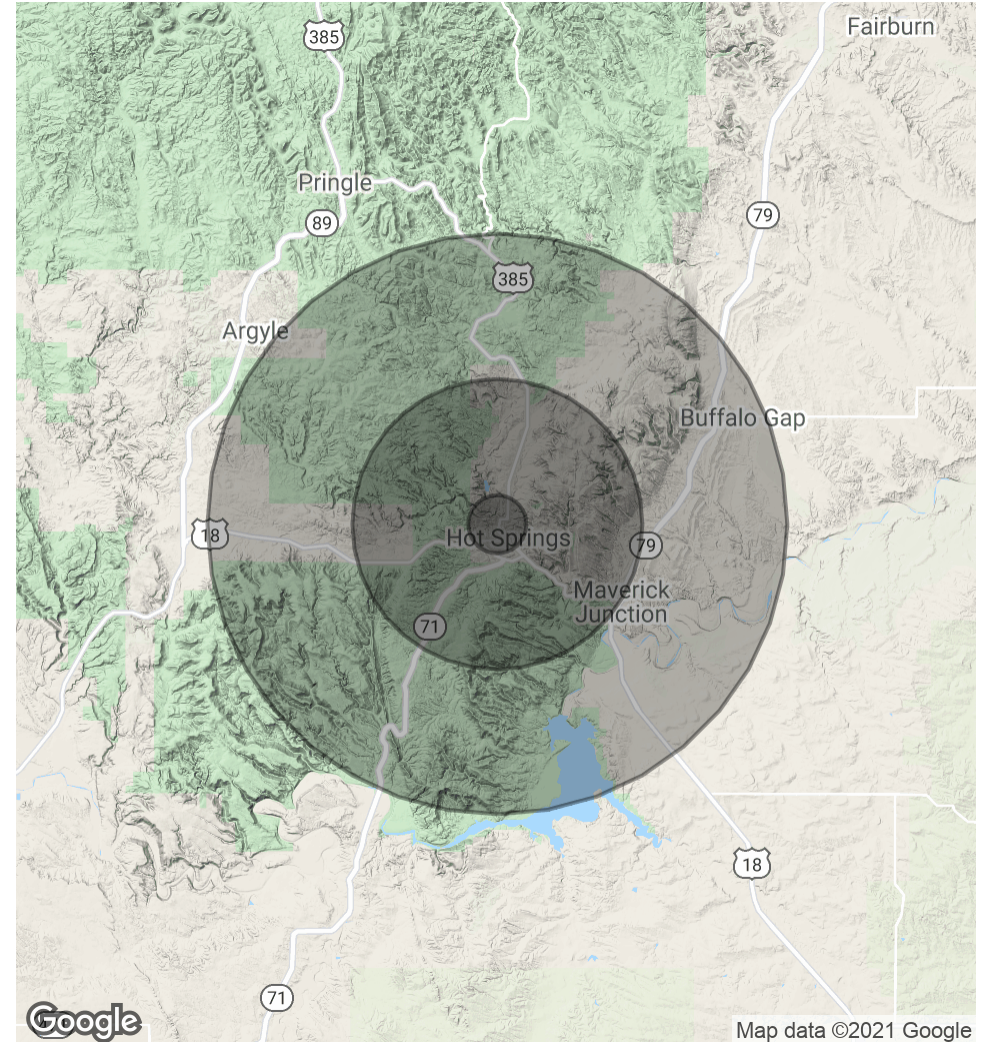
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	285	4,086	6,301
Average age	50.0	49.9	49.9
Average age (Male)	49.0	48.9	49.0
Average age (Female)	52.1	52.0	51.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	118	1,697	2,635
# of persons per HH	2.4	2.4	2.4
Average HH income	\$45,002	\$45,076	\$45,831
Average house value	\$135,801	\$136,151	\$137,733

* Demographic data derived from 2010 US Census



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