

# HISTORIC MIXED USE BUILDING

## THE FIRST NATIONAL BANK BUILDING OF VERMILLION



1 - 5 E. Main Street  
Vermillion, SD 57069

# FOR SALE

\$1,900,000  
20,532 SF

### SIZE

- Total Building Size: 20,532 SF

### PRICE

- \$1,900,000

### LOCATION

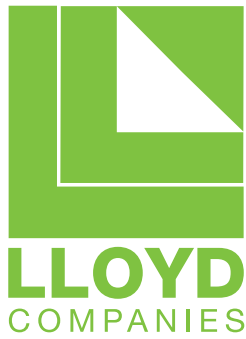
- Immaculate former restaurant, Red Steakhouse, and multi-family units are centrally located on the corner of Main and Court Streets in downtown Vermillion.

### DESCRIPTION

- Two parcels encompassing mixed uses: former Red Steakhouse, Ronan Room (private dining room), three apartment units (currently income-producing), and two garage stalls
- Substantial renovations have completely gutted and remodeled the property since 2009
- Originally built in 1892
- First National Bank Building of Vermillion is on the National Historic Registry
- Second oldest bank building in South Dakota and inspired by classical architecture
- Contact Broker for additional information

Find out more at [lloydcompanies.com](http://lloydcompanies.com)

**SCOTT BLOUNT**  
**605-231-1882**  
[scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)



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### SALES INFO

#### RED STEAKHOUSE

Restaurant: 3,500 SF  
Kitchen Area: 1,240 SF  
**Main Floor Total: 4,740 SF**  
Mezzanine: 800 SF  
Basement: 3,500 SF  
Garage Units (2 Qty): 840 SF

#### RONAN ROOM

Main Floor: 2,688 SF  
Basement: 2,688 SF

#### APARTMENTS ABOVE RED STEAKHOUSE

APT 201: 1,500 SF  
APT 202: 1,725 SF  
Common Area: 275 SF

#### APARTMENTS ABOVE RONAN ROOM

APT 203: 1,776 SF

#### 1 E MAIN - RED STEAKHOUSE & APARTMENTS

#### 5 E MAIN - RONAN ROOM & APARTMENTS

Originally built in 1892  
Second oldest bank building in South Dakota  
Purchased in 2008  
Completely gutted and remodeled in 2009  
Red Steakhouse opened on Aug 9, 2010  
All new plumbing, electrical, HVAC, insulation, roofing, etc.  
Main floor has 16'-6" ceilings with original crown molding  
2nd floor apartments have 11'-6" ceilings

Original Construction prior to 1900  
Purchased in 2011  
Completely gutted and remodeled in 2011  
Ronan Room opened May 2012  
All new plumbing, electrical, HVAC, Insulation, roofing, etc.

##### APT 201

2 bed, 2 bath, with washer/dryer  
Master bedroom with large bath and walk-in closet  
Bathroom off entrance with tub and shower  
Dakota Kitchen & Bath cabinets with granite countertops  
Kitchen island with dishwasher & sink  
Corner office nook  
Large living & dining area  
Awesome views of historic Main Street & Court Street

##### APT 202

3 bed, 2 bath, with washer/dryer  
Master bedroom with large bath and walk-in closet  
Bathroom off entrance with tub and shower  
Dakota Kitchen & Bath cabinets with granite countertops  
Corner office nook  
Large living & dining area  
Awesome views of historic court street

##### APT 203

1 bed, 1 bath, with washer/dryer  
Large open area floorplan  
Awesome views of historic main street

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### RESTAURANT SPACE

Beautiful Dining Room with soaring 17-foot ceiling

Private mezzanine area with views down into the dining room

Smartly designed kitchen area with all the equipment necessary to run an elite Steakhouse Restaurant

Custom built bar with 12 chairs

Complete "Turnkey Deal" with all FF & E included

All small wares in both back of the house and front of the house included

208 3 phase electric with 800 Amp service

Three fully leased Apartments on the top floor. Each Apartment is beautifully finished with Hardwood floors, granite counter tops and stainless-steel appliances

Apartments generate a steady income stream

20-foot Class 1 Hood System with Ansul

Walk in Coolers and Freezers

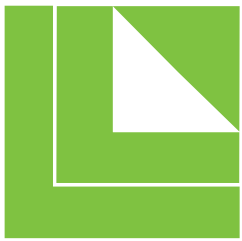
Walk in Keg Cooler

Abundant Dry Storage area

### APARTMENTS ARE CURRENTLY LEASED

| Apartment #     | Per Month Rent |
|-----------------|----------------|
| 201             | \$1,250        |
| 202             | \$1,200        |
| 203             | \$740          |
| Total Per Month | \$3,200        |
| Total Per Year  | \$38,400       |

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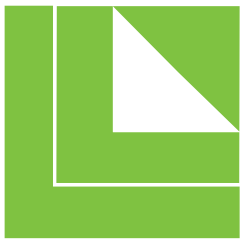


## INTERIOR PICTURES

**SCOTT BLOUNT**  
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101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



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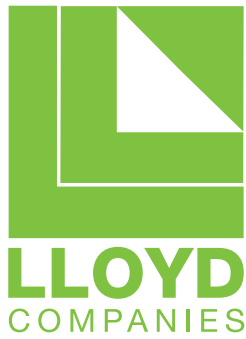


## EXTERIOR PICTURES

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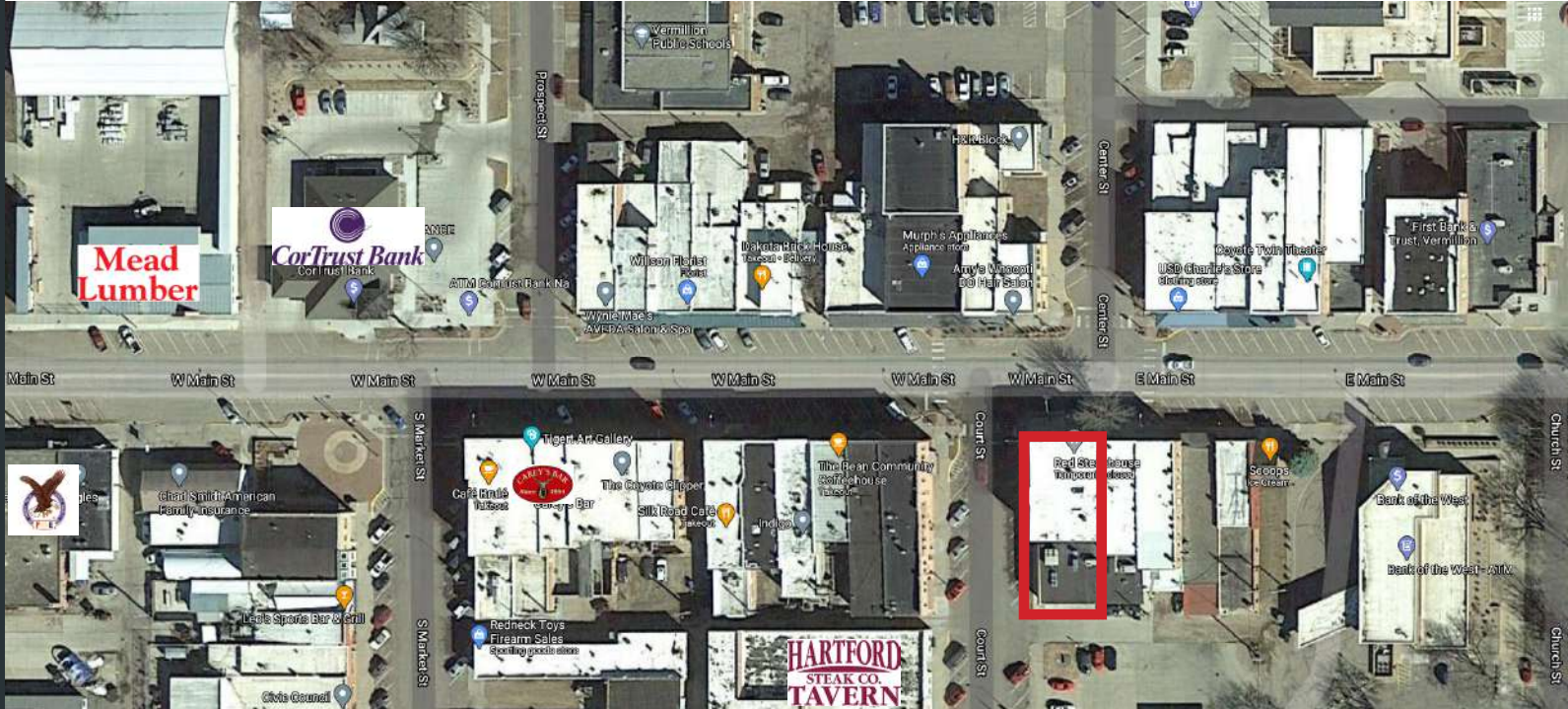
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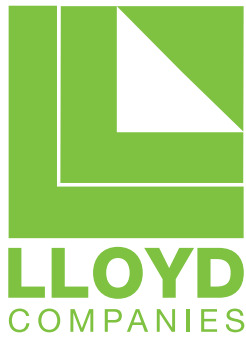
# DOWNTOWN MAP

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## AREA MAP

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