

**FOR
SALE**

VAN EMMERIK SHOP

Parker, SD

Shop Property For Sale



869 4th Street
Parker, SD 57053



size

Building Size: 9,840 sqft

Lot Size : 2.31 acres



price

\$250,000



details

- Sidewall Height: 15'6"
- South Overhead Door: 18' x 14'
- North Overhead Door: 20'4" x 14'
- 3-Phase Power
- Electrical outlets along much of shop perimeter
- Compressor lines along shop perimeter
- Half of shop has forced air heat; half of shop has radiant heat.
- Shop Area 1: 77' x 59' (south half)
- Shop Area 2: 72' x 59' (north half)
- In-Floor Pit Area: 28' x 31'



layout

Office includes 2 private offices, sales counter and restroom. Shop area is currently separated in half and includes restroom, compressor room and 32" floor pit (which can be removed).



location

Convenient location at the main entrance to Parker. Site is located near fast food and fuel station – and is across the street from the Turner County Fairgrounds.

Information deemed reliable but not guaranteed.



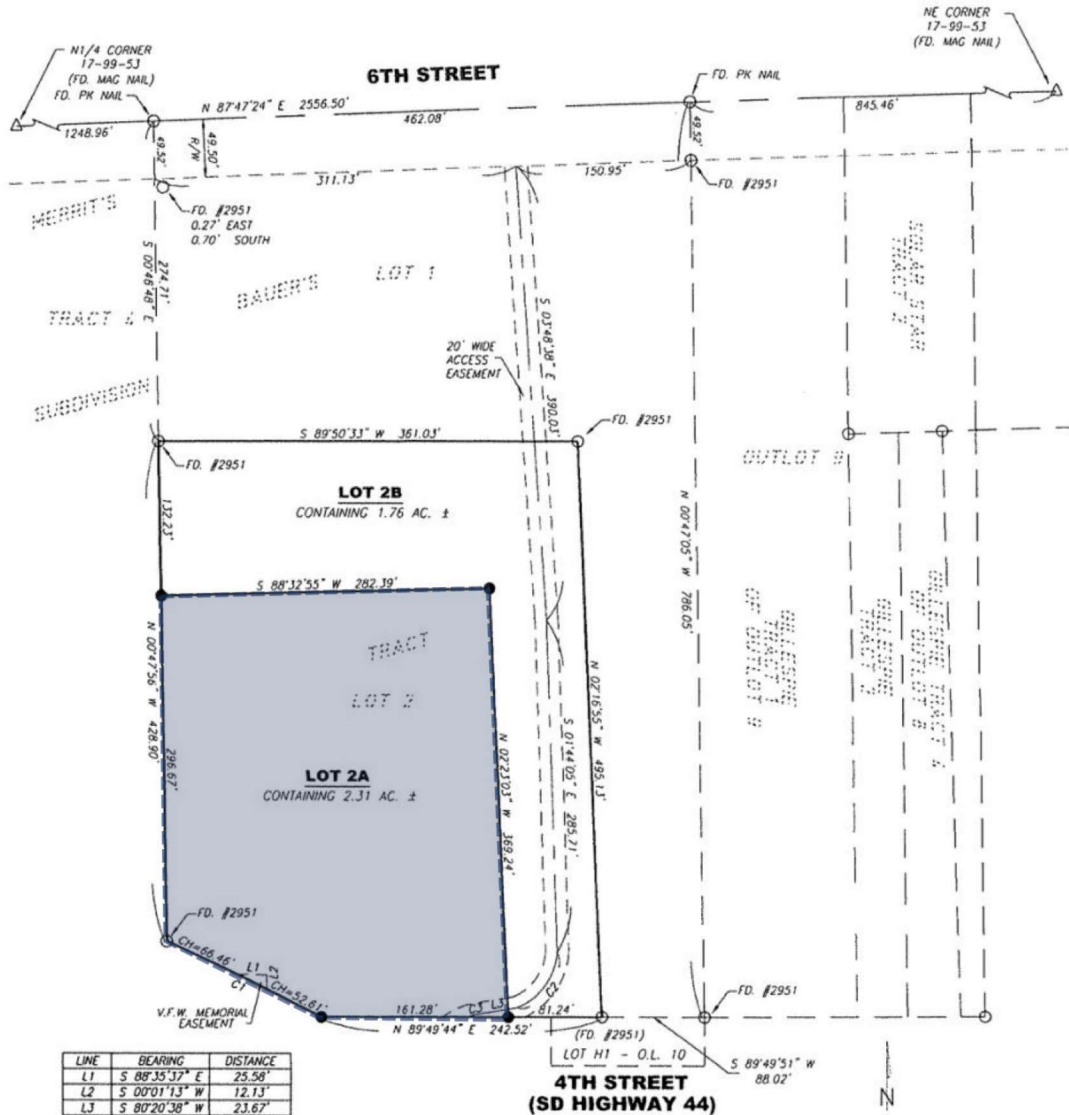
Lake Lorraine | 2571 Westlake Drive #100
Sioux Falls, South Dakota 57106
VBCLINK.com | 605.361.8211



605.376.0127
Ryan@VBCLINK.com

PLAT OF LOT 2A AND LOT 2B OF BAUER'S TRACT

AN ADDITION TO THE CITY OF PARKER, TURNER COUNTY, SOUTH DAKOTA

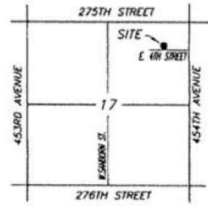


LINE	BEARING	DISTANCE
L1	S 88°35'37" E	25.58'
L2	S 00°01'13" W	12.13'
L3	S 80°20'38" W	23.67'

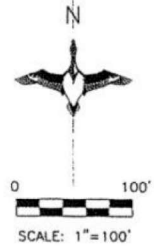
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	147.64'	2927.26'	2°53'23"	S 63°36'54" E	147.63'
C2	62.93'	56.25'	64°05'43"	N 36°04'17" E	59.70'
C3	20.99'	70.37'	17°05'27"	S 78°08'48" W	20.91'

LEGEND:

- △ SECTION CORNER
- SET 5/8" REBAR W/CAP #9592
- F.D. MONUMENT
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.A.E. MUTUAL ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- R.T.C. RECORDS OF TURNER COUNTY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- - - - - EASEMENT LINE



AREA MAP N.T.S.
SECTION 17, 199N, R53W
5TH P.M.



NOTES:
BASIS OF BEARINGS ARE UTM ZONE-14
THIS PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.

PLAT

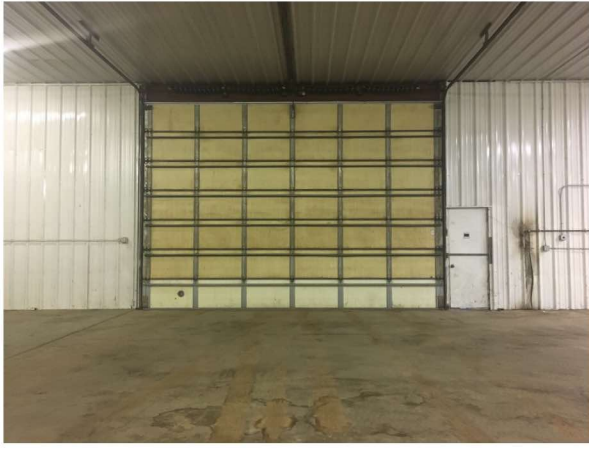
27930-00000-017-01

27930-00000-017-09

900-00000-035-50

PROPERTY BOUNDARY

PROPERTY PHOTOS



PROPERTY PHOTOS

