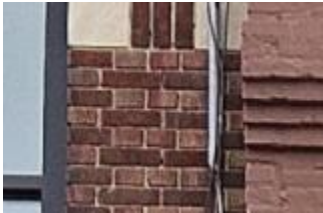


# 309 MAIN STREET ABERDEEN SD 57401

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\$ 10



- Commercial
- Commercial
- Active



## CALL US NOW

Phone: 605-725-2228  
Email: [office@jarkrealestate.com](mailto:office@jarkrealestate.com)  
Address: 221 S 1st Street Aberdeen, SD



## BASIC FACTS

**MLS #:** 24-734

**Date added:** 09/14/24

**Post Updated:** 2025-06-06 00:55:25

**Type:** Commercial

**Status:** Active

**Area:** 3438.00 sq ft

**Lot Size:** 25 X 142

**Year built:** 1888

## PROPERTY DETAILS

**Public Remarks:** Great Central Business District Main Street location! There is a generational amount of downtown improvements underway, get in on the action! 3,438 sf @ \$10 psf NNN = \$2865 per month + expenses. Three year minimum lease, raw space. Lots of upgrade investments in place; potential for another \$90,000 in Tenant Improvements with five year lease. Please allow four hour notice, business hours only, weekdays.

**For Sale/Lease:** For Lease

**Area Desc:** Aberdeen - City

## FEES&TAXES

**Taxes:** \$ 1



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