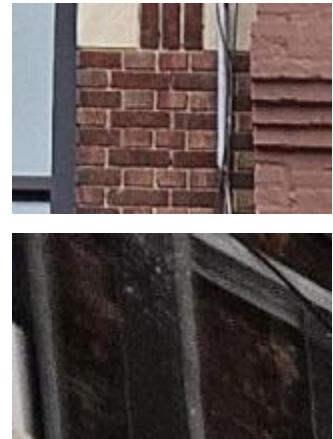


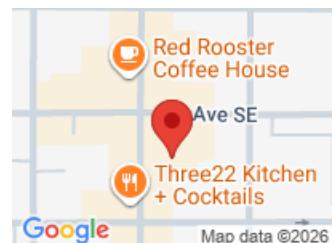
# 309 MAIN STREET ABERDEEN SD 57401

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## BASIC FACTS

**MLS #:** 25-624

**Date added:** 08/27/25

**Post Updated:** 2026-01-20 21:54:08

**Type:** Commercial

**Status:** Active

**Area:** 3438.00 sq ft

**Lot Size:** 25 X 142

**Year built:** 1888

## PROPERTY DETAILS

**Public Remarks:** Excellent Central Business **For Sale/Lease:** For Sale

Core - Main Street location! Aberdeen's downtown is undergoing a tremendous transformational renaissance, get in on the upside! 3438 sf @ \$10 psf NNN = \$2865 per month + expenses. Three year minimum lease, raw space. Many upgrade improvements in place; there is potential for another \$90,000 in Tenant Improvements with five year lease. Please allow four hour notice, business hours only, weekdays.

**Area Desc:** Aberdeen - City

## FEES&TAXES

**Taxes:** \$ 3,144



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