



Lookout Landing, LLC.

2525 Paramount Dr.

Spearfish, SD 57783

LOCATION: The Lookout Landing property is conveniently located just off I-90 exit 14, on the western edge of the City of Spearfish, SD. Access is provided via N 27th St just past one of the most heavily traveled intersections in the northern Black Hills with a traffic count of 10,826 vehicles daily (source - SD DOT). Neighboring businesses include First Interstate Bank, Walmart Superstore, Northern Hills Holiday Inn, Applebee's Bar and Grill, Culvers Restaurant, Fresh Start and numerous others.

LOCAL: The area of the Northern Black Hills has become an attractive destination for families and individuals of all ages. The opportunities for recreation, social outings, education, fine and casual dining are but a few of the attractions the area offer. Black Hills State University, located in Spearfish, and the world re-known Sanford Underground Laboratory located in Lead are constantly attracting high level professionals and attention to the area. Much can be said of Spearfish, but suffice it to say it is one of the most appealing, desirable growth areas in the region.

SIZE: The Lot size consists of 1.25 acres (54,450 sq. ft.) consisting of an upper level open to the north and lower level with southern exposure. The parking lot is paved and is marked for a combined 60 parking spaces on both levels.

CONSTRUCTION: The building structure is comprised of 15,000 sq. ft. total space in two levels and was completed in 2006.



The upper level is accessed from the north at ground level and is comprised of five (5) 1,500 sq. ft. units, each with exterior entry, restroom and mechanical room. The units are expandable by removal of non-load bearing walls. The upper level is currently registered as a condominium but is presently under single ownership.

The lower level also has direct exterior access from ground level and is presently occupied as a single 7,500 sq. ft. space. The lower level could easily be divided into four separate spaces, each with separate access.

The composition of the structure is as follows:

- Poured Concrete walls and wood frame (above ground) with siding
- Concrete floors – stained and coated
- Open porch with concrete slab entries
- Large display windows and doors
- Poly Tech roofing material
- Asphalt Paving

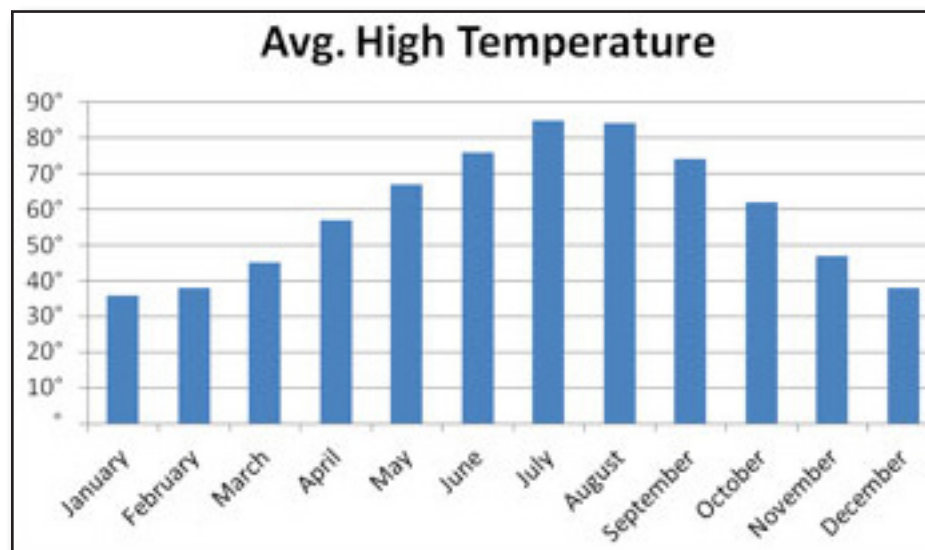
The heating and air conditioning is separated by unit and is all electric. Gas is available nearby.

ZONING: Commercial Retail

ELEVATION: 3,648

TENANTS: The property is currently occupied by the following tenants:

- Legends & Legacies, LLC - lower level 7,500 sq. ft.
- Gadgets Inc. - upper level, 1 unit 1,500 sq. ft.
- Natural Escapes - upper level, 1 unit 1,500 sq. ft.
- Twilights - upper level, 1 unit 1,500 sq. ft.
- Twilights - spa - upper level, 1 unit 1,500 sq. ft.
- Legends & legacies, LLC - upper level, 1 unit storage (no rent)





The property is currently rented at a rate of \$12.00 per sq. ft. per year payable monthly. Charges for snow removal and water are pro-rated and reimbursed by the tenants. Each unit is on its own separate electric meter and the tenants are responsible for their own utility expense. Copies of the Leases maybe obtained upon an individual basis. Must demonstrate financial accountability and agree to confidentiality.

LEGAL DESCRIPTION:

Miller Addition to City of Spearfish, SD; TIF #2, Tract D-1 in the NW4SE4 Sec. 13, T6N, R2E, BHM, Lawrence County, SD

Also Known as: 2525 Paramount Dr., Spearfish, SD 57783

PRICE: The Property is priced at \$1,695,000. Cash to Seller

