

ALL FIELDS DETAIL



MLS #	28388	Selling	Assets
Status	ACTIVE	Legal Form	Limited Liability Corporation
Type	CI Land w/Building	Current Use	Office
Address	2640 LaZelle Street	Liquor License	No
City	Sturgis	Malt Beverage	No
State	SD	On Premises	No
Zip	57785	Off Premises	No
Area	Sturgis		
Class	COMMERCIAL/INDUSTRIAL		
Asking Price	\$269,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Number of Acres	0.25	Agent	David Wilson - (605) 490-9959
Listing Office 1	Sturgis Real Estate Company - Main (605) 347-7579	Comp Offered Coop Broker	2.5
Comp VRC Y/N	No	Earnest Money	Held at Listing Office
Lot Size	11249 Sq. Ft.	Listing Date	2/24/2009
Expiration Date	11/30/2009	Business Name	Poker Alice Casino,
Owner Name	CRAKK Properties, LLC	What is for Sale	Building and Land
Legal	Lot A of Lot X-1, Schnells Addition, City of Sturgis, Meade County, SD	Approx Building SQFT	3569
# of Building Levels	1	Directions	West of I-90, Exit 30 across from Days Inn and is attached to part of BJ's Conoco.
Update Date	2/25/2009	Status Date	2/25/2009
HotSheet Date	2/25/2009	Price Date	2/25/2009
Input Date	2/25/2009	Associated Document Count	0
Original Price	\$269,900	Days On Market	1

FEATURES

CONSTRUCTION	HEATING	UTILITIES-GAS	EXTRAS
Frame	Natural Gas	MDU	Furnished
Block	Forced Air	UTILITIES-WATER	Hi-Traffic Location
SIDING	COOLING	City Water	High Visibility
Wood Siding	Refrig. C/Air	PARKING	Highway Access
DOCUMENTS ON FILE	UTILITIES	Assigned	Restrooms
Easements	Gas Separate Meters	Common	MARQUEE
Lease	Electric Separate Meters	Paved	Yes
Legal Description	Water Master Meter	Parking Lot	ZONING-STURGIS
Photographs	SYSTEMS	18 Wheel Acc	Highway Services
Plat Map	Breaker	18 Wheel Park	TERMS
Survey	220V Service	OCCUPANT	Cash
SHOWING INSTRUCTIONS	UTILITIES-ELECTRIC	Long Term Tenant	POSSESSION
Call Agent	BHPL	Short Term	Negotiable
BASEMENT/SUBSTRUCT		SAFETY FEATURES	
Slab		Handicap Access	

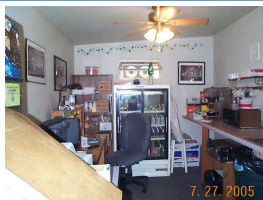
FINANCIAL

Photo Add (Y/N)	Yes	Possession	At Closing
Flood Plain (Y/N/U)	Yes	RE Taxes \$	3938.52
RE Tax Year	08		

REMARKS

Great income and investment property. The Poker Alice Casino is on a long term lease and Gentry Finance Corp. is on a short term lease. A portion of the property parking lot is leased for the rally each year. Proven tourist and rally location.

ADDITIONAL PICTURES



DISCLAIMER

Not intended for public use. Data contained herein is provided by the listing agent and is believed to be accurate, but should not be relied upon without verification.