

For sale:

Dakota View
497-499 Memorial Drive
Wagner, SD 57380

List Price: \$ ASSUMPTION OF EXISTING DEBT 775,000, AND COSTS OF TRANSFER TO NEW OWNER, ALONG WITH USDA. LOW INTEREST USDA LOAN WITH INTEREST CREDIT.

Property Information:

Total Building Square Footage: 24,000 APPROX.
Year Built: 1975 WITH SUBSTANTIAL REHAD AND 2 UNITS ADDED IN 2000.
Total Units: 14 1 BR AND 12 2 BR
Land Size/Square Feet: 65,871 APPROX
2009 Real Estate Taxes: \$14,900

Property Summary:

2 BUILDINGS – 1 ½ STORY WALK UP'S WITH CENTRAL HALL, COIN OP LAUNDRY ON LOWER LEVEL.
1 BUILDING – 1 ½ STORY WALK UP WITH CENTRAL HALL AND NEW ADDITION SLAB ON GRDE IN 2000, CONTAINING OFFICE, LAUNDRY AND 2 HANDICAPPED ACCESSABLE UNITS.

Unit mix includes:

14 one bedroom units
13 two bedroom units
Rural Development subsidy available on all 26 units

Amenities include:

INDIVIDUAL ELECTRIC METERS FOR EACH APARTMENT, COIN OPERATED LAUNDRY SPACE IN EACH BLDG,
PROJECT OFFICE IN ACCESSABLE SPACE
HARD SURFACE PARKING AREA
BASEBOARD ELECTRIC HEAT AND THRU WALL A/C

Subject to the requirements of Section 42 of the Code and this Agreement, the Owner may sell, transfer or exchange the entire Project at any time, but the Owner shall notify in writing and obtain the agreement of any buyer or successor or other person acquiring the Project or any interest therein that such acquisition is subject to the requirements of this Agreement and to the requirements of Section 42 of the Code and applicable regulations. This provision shall not waive any other restriction on the sale, transfer or exchange of the project or any low-income portion of the Project. The Owner agrees that the Authority may void sale, transfer or exchange of the Project if the buyer or successor or other person fails to assume in writing the requirements of this Agreement and the requirements of Section 42 of the Code.

Contact Julie Anderson at 605.773.2461