



# COMMERCIAL PROPERTY ONLINE REAL ESTATE AUCTION

**OCTOBER 27, 2022 | 6 PM**

306 Cherry Lane - Chamberlain, SD

Built new in 2009, this building has been home to Dozy's Signs & Neon ever since. The business has been sold and now an excellent opportunity presents itself to purchase an established commercial property in a great location "on the hill" in Chamberlain, SD! Finished office space, finished shop/work space and cold storage space all on a .69 acre lot! Check out the website for all the building and auction details!

**Peterson**  
**Land & Auction**  
Chamberlain, SD  
PH: 605-234-4214





## FEATURES

- 50' x 120' Post-Frame Construction (2009)
- Spray Foam Insulation
- 1100 sq ft office/reception area w/ restroom
- 50' x 60' x 16' Insulated Shop
- 38' x 50' x 16' Cold Storage area
- 8' x 50' Loft Storage Area
- 221' x 135' Lot Size
- \$3689 Real Estate Taxes
- (2) 14' x 14' & (2) 10' x 10' OH doors
- In-Floor Heat - New Elec Boiler in 2021
- Gravel & Rock Drive/Parking

**PROPERTY SHOWN BY APPOINTMENT**  
**605-234-4214**



**BIDDING CLOSING OCTOBER 27 - 6 PM**

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