



MULTI TENANT RETAIL INVESTMENT PROPERTY

333 HERITAGE DRIVE
SPEARFISH, SD 57783

FOR SALE \$875,000

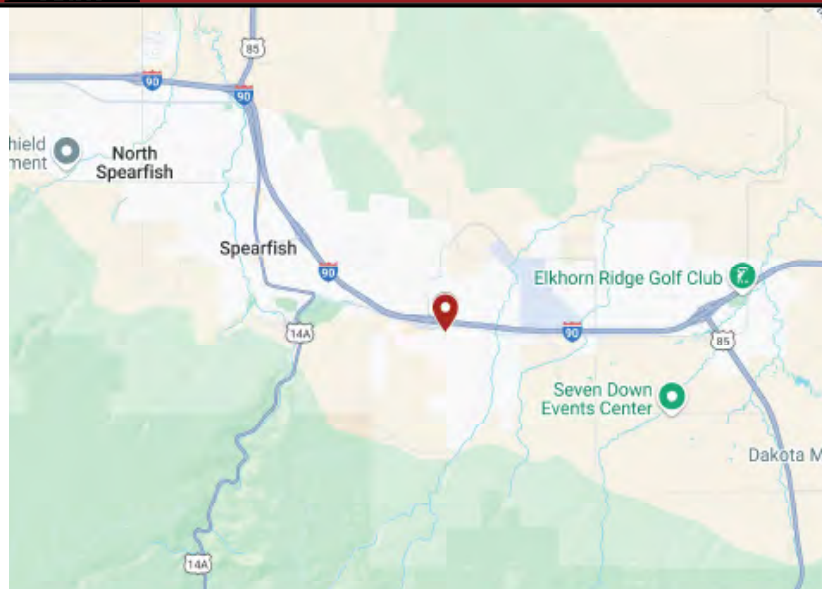


3 RETAIL SUITES - 5,300 SQFT

KW Commercial
Your Property—Our PrioritySM
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PROPERTY SUMMARY

PROPERTY OVERVIEW

- ▶ Multi-tenant office/retail building that is divided into 3 individual suites.
- ▶ 100% occupied with 2 out of 3 suites are occupied with long-term tenants. ([Leases and Financial Summary](#))
- ▶ Corner-lot property is made complete with metal siding, metal roofs, exterior lighting, and concrete parking lot surrounding the building with 18 designated parking spots and extra space in the back for parking/storage.
- ▶ Suite 1 includes two restrooms, a walk-in cooler, office, storage room, one entrance in the front and one on the side of the building.
- ▶ Suite 3 has open retail showroom, a restroom, warehouse storage, and a 10'x10' OH door.
- ▶ Suite 5 includes two front entrances, four offices, reception area, one restroom, and a large warehouse with floor drains and two 16'x10' OH doors. The offices have mini split HVAC units and radiant heat in the warehouse.

PROPERTY DETAILS

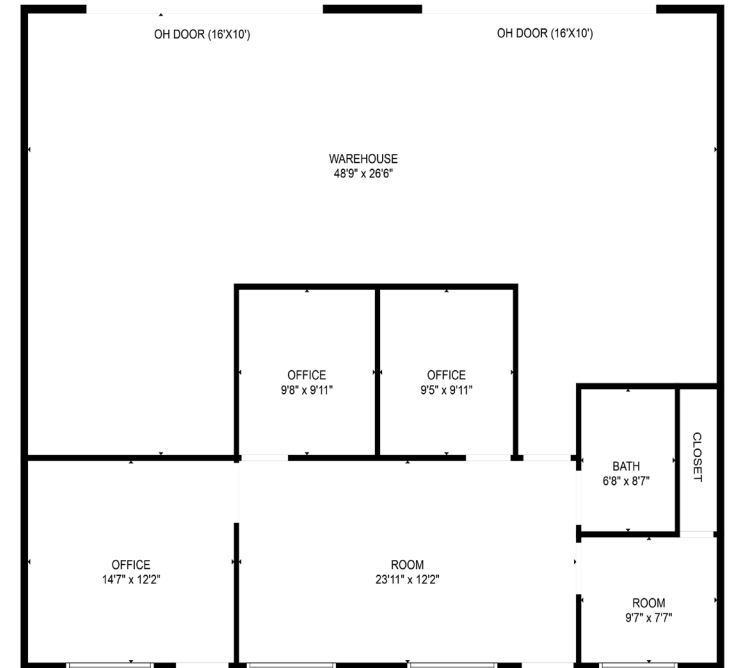
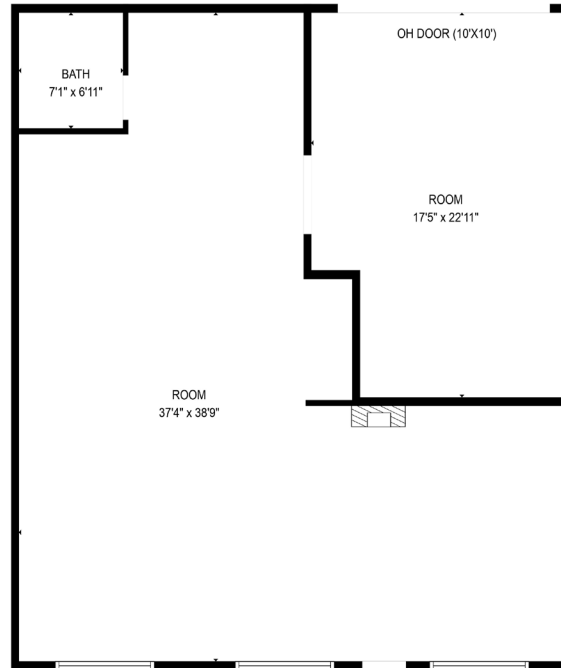
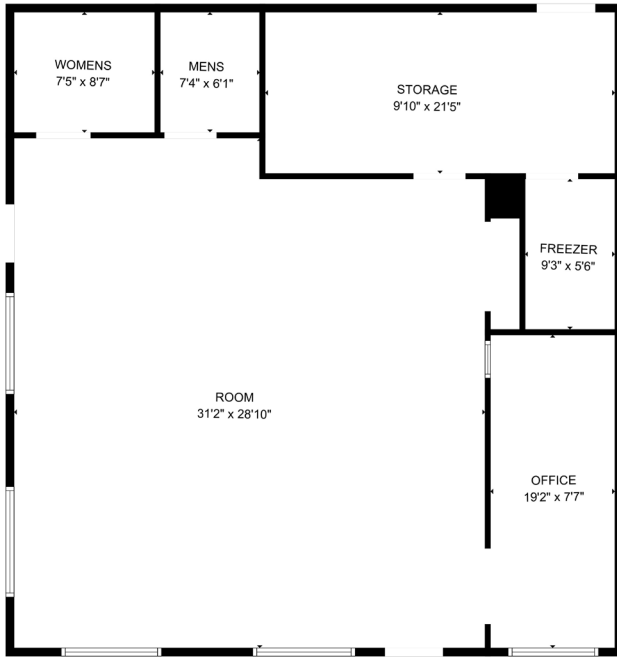
Building Size:	5,300 SF
# of Suites:	3
Lot Size:	0.4 AC
Features:	Metal Siding, Metal Roof, Concrete Parking
Parcel ID:	32210-13030-060-20
Water/Sewer:	City
Electric:	Butte Electric Company
Gas Provider:	Montana-Dakota Utilities
Sale Price:	\$875,000



BUILDING PHOTOS



UNIT DETAILS & FLOORPLAN



SUITE 1

Tenant:	Hot Head Vapors
Suite Size:	2,120 SF
Lease Exp:	4/30/25
History:	Tenant Since 2015

SUITE 3

Tenant:	BH Deals and Steals
Suite Size:	1,060 SF
Lease Exp:	8/31/25
History:	Tenant Since 2023

SUITE 5

Tenant:	Precision Mechanical
Suite Size:	2,120 SF
Lease Exp:	4/30/25
History:	Tenant Since 2015

BUILDING PHOTOS

Suite 1



Suite 3



Suite 5





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DISCLAIMER

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