



# COMMERCIAL REAL ESTATE AT AUCTION

On Location at 106-120 3rd St SW, Huron, SD  
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**NOVEMBER 14TH, 2024 10:30am**



*Attention investors and visionaries! "The Inn" beckons with its rich history and untapped possibilities in the heart of Huron, SD. This impressive four-story, all brick property steeped in history, offers over 47,000 sq ft of versatile space serving as an icon in Huron since 1946. The 1st floor offers 6 main floor business suites and a restaurant. You can customize the second floor to your vision, while the third and fourth floors are framed for apartments with a mix of studios, 1-bedroom, and 2-bedroom units OR use as hotel rooms, VRBO's or a combination. Zoned B-2 Central Business. Own a piece of Huron's past and a lucrative investment in its future. An amazing opportunity awaits.*

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**Terms of Sale: 15% down is required the day of sale, (non-refundable). Buyer and seller are to split title insurance and closing cost at Title Company. Closing in 30-60 days. Phone in bids are welcome with bank letter of credit. The seller has the right to reject any or all bids. Auctioneer is the agent of the seller. For more Information or showings call Angie Uttecht at 605-350-2553 or Steve Sprecher 605-350-2157.**

**Angie Uttecht  
Broker/Owner  
Ace Realty  
605-350-2553**



**Steve Sprecher  
Broker/Auctioneer  
Ace Realty & Auction  
605-350-2157**

**2297 Kansas Ave Suite 2, Huron, SD**