



Building Type:	Commercial, Office
Available SF:	183,387
Total SF:	183,387
Number of Stories:	3
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	4.21 Acres
Year Built:	1900
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Other
Lease Terms:	Unknown
Lease Rate Note:	Negotiable
Last Updated:	Jun 4, 2025

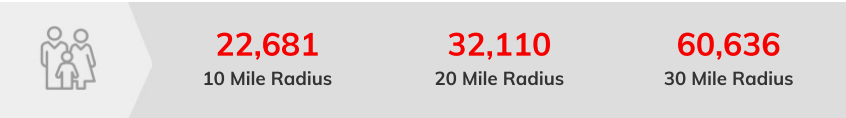
Economic Development Contact

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Property and Area Description

With complete renovation planned, this wonderful building can be built out to suit your office, retail or light industrial needs. Fantastic location for a call center or back office operation! You can custom design your space to meet your precise needs. Fantastic lease rates will be offered to the first "anchor" tenants. **SITE DESCRIPTION** The subject site is located at the southeast corner of 2nd Street and Capitol Street. Capitol Street is a two-way, paved, north-south street with curbs and gutters. 2nd Street is a two-way, paved, east-west street with curbs and gutters. The subject site occupies one and one-half city blocks and one vacated street. The total approximate area is 183,387 square feet. The topography is level and on-grade with the surrounding streets and land uses. The site has 67,500 square feet of asphalt and 5,580 square feet of concrete, and the main building is well landscaped. **IDENTIFICATION OF THE PROPERTY** The subject property is located on the Southeast corner of 2nd and Capitol Streets and is legally described as follows: All of Block 24 including all vacated alleys, all of the West Half of Block 25 including the vacated alley and vacated Pine Street between 2nd Street and 1st Street, Lower Yankton Addition to Yankton, South Dakota. **DESCRIPTION OF THE IMPROVEMENTS** The main structure consists of 7 buildings, constructed over a period of years to accommodate the growth of the owner/occupant, with the first Building A built approximately in 1900. The next two Buildings B and C were also constructed in the early 1900s. Building D was constructed in the early 1960s. Buildings E and F were constructed in the early 1970s as was the latest addition Building G. All of the buildings are attached with openings through the connecting walls at various locations. All of the buildings except Building F have full basements. These basements also are connected between each building with openings at various locations.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** Highway 50 (0.50 mi.)  
**Nearest Interstate:** Interstate 29 (32.00 mi.)  
**Nearest Airport:** Chan Gurney Municipal Airport (2.50 mi.)  
**Nearest Commercial Airport:** Sioux Gateway Airport, Sioux City, IA (70.00 mi.)  
**Rail Served:** No  
**Rail Served By:** BNSF Railway  
**Rail Infrastructure in Place:** No

## Utilities

**Electric:** Northwestern Energy

**Natural Gas:** MidAmerican Energy

**Water:** City of Yankton

**Sewer:** City of Yankton