

Investment Properties for Sale



Post Office buildings located in Waubay, SD (Day County) and Marvin, SD (Grant County) are currently being offered for sale. The properties are being listed for sale as a package sale and are not currently being offered for sale individually.

The properties are currently being leased on a 5-year lease agreement with the United States Postal Service. The leases are fully assignable to the new owners of the properties. Lease details and property expenses are available to qualified buyers willing to sign a Non-Disclosure Agreement.

These investment properties are cash flow positive as the tenant is responsible for all utilities and maintenance of the property, to include janitorial, lawn care, and snow removal.

Inquiries:

Call Coteau Land Company - Kraig Archer, Broker Associate 605-268-4358 or go to www.coteauland.com for more details.

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Property Details:

Waubay built in 1951

1950 Square feet

2020 Tax Assessed Value \$51,920.00

2020 Taxes \$1,000.38 per year

Marvin built in 1960

950 Square feet

2020 Tax Assessed Value \$10,945.00

2020 Taxes \$285.76 per year

UNITED STATES
POST OFFICE

WAUBAY, SO. DAK.



1961

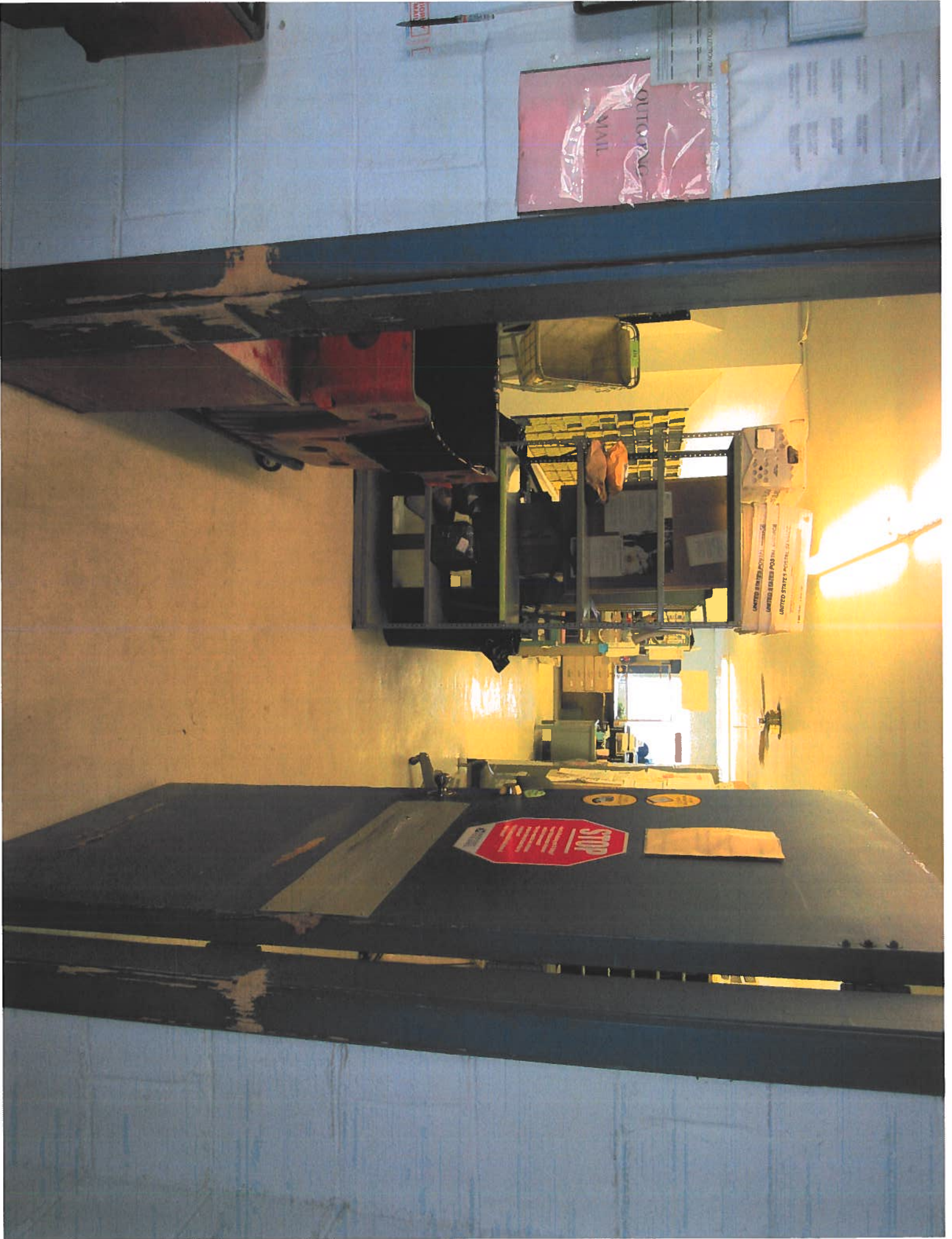


UNITED STATES
POST OFFICE
VAUBAY, SO. DAK.



1961

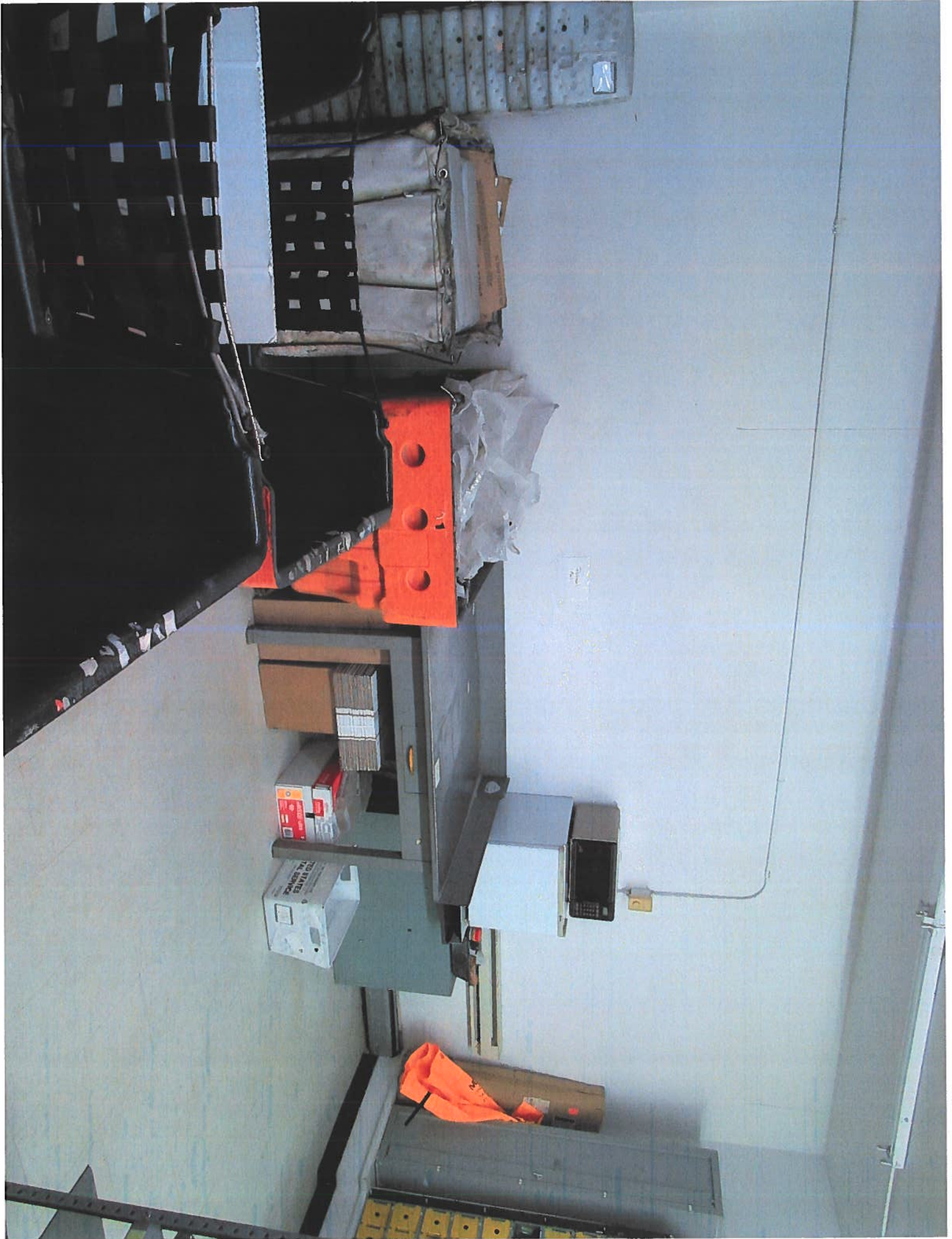




OUTDOOR MAIL

UNITED STATES POSTAL SERVICE
UNITED STATES POSTAL SERVICE
UNITED STATES POSTAL SERVICE

STOP









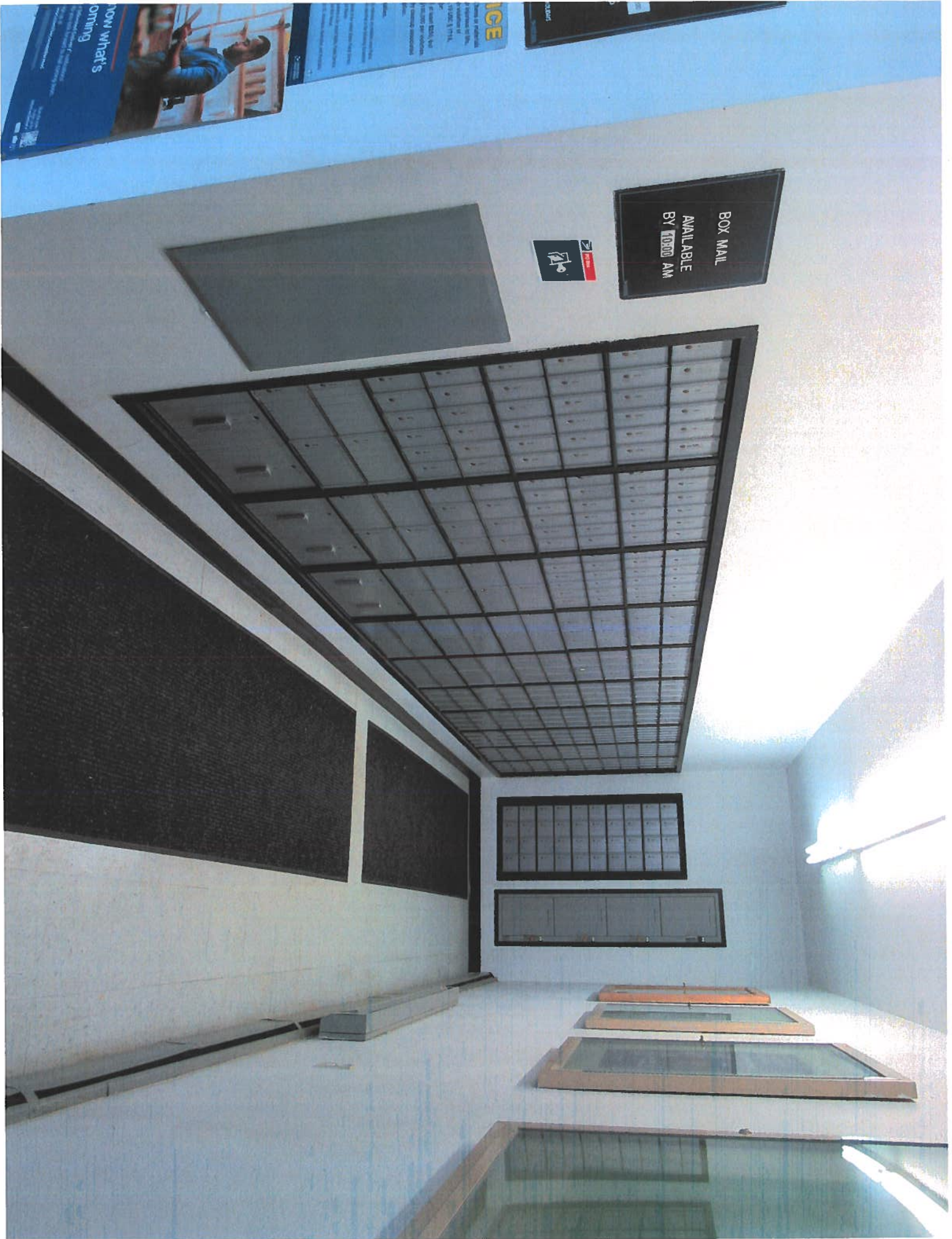
IS YOUR PACKAGE SAFE TO MAIL?
Should be making hazardous materials and other items known to the carrier.

PACKAGING
Specialty Mail Boxes
Specialty Mail Boxes
Specialty Mail Boxes
Specialty Mail Boxes

U.S. SHIPPING
First-Class Mail®
First-Class Mail®
First-Class Mail®
First-Class Mail®

EXTRA SERVICES
Signature Confirmation®
Signature Confirmation®
Signature Confirmation®
Signature Confirmation®







Post to the slot and
return to the
1 customer
service counter

DEPOSIT SLIT HERE

EMPLOYEES ONLY

Know What's coming

NOTICE

POST OFFICE WINDOW HOURS

POST OFFICE



PUSH



1 customer



Chlor Power

Handwritten label with illegible text.

FINAL INSPECTION
DATE: _____
BY: _____

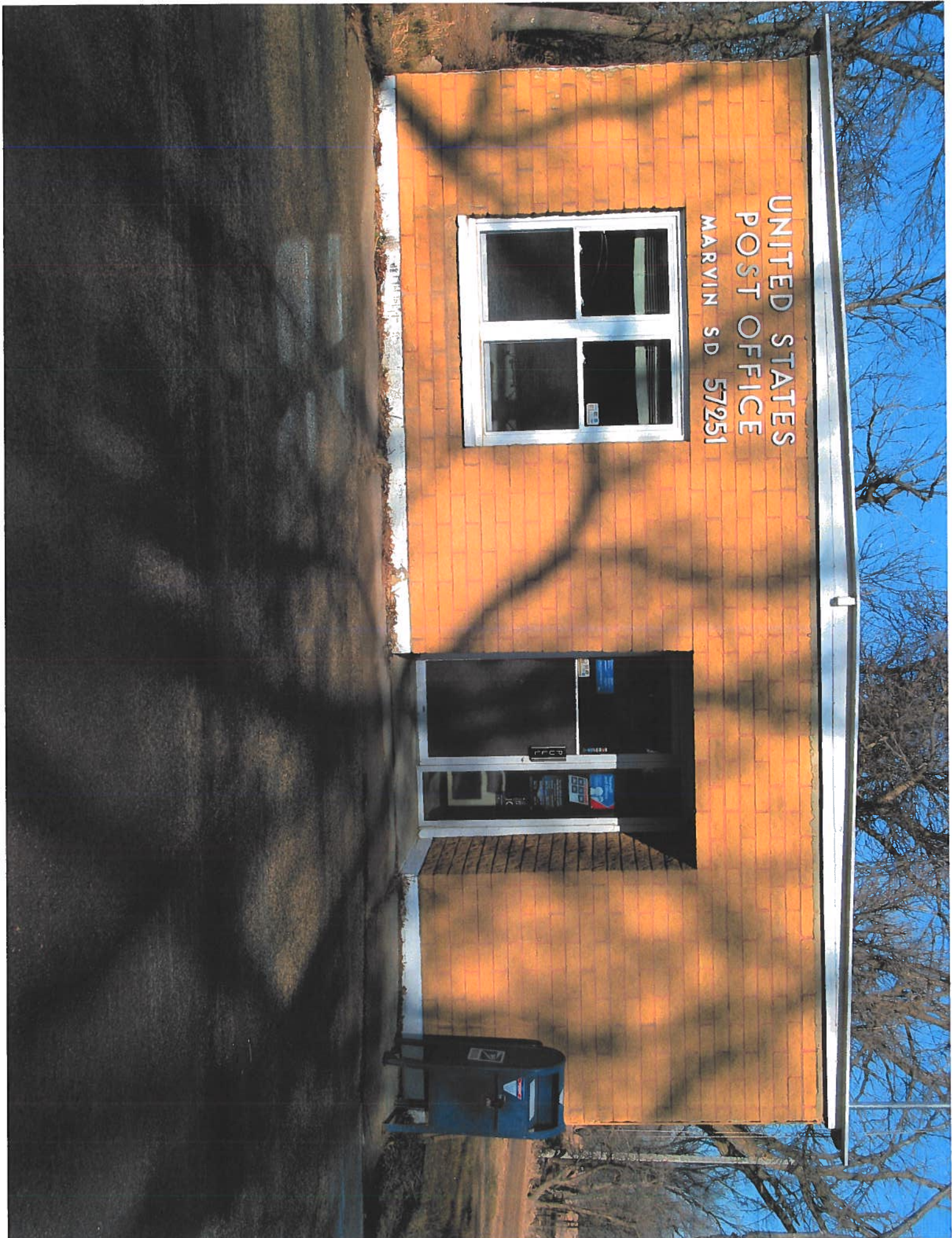
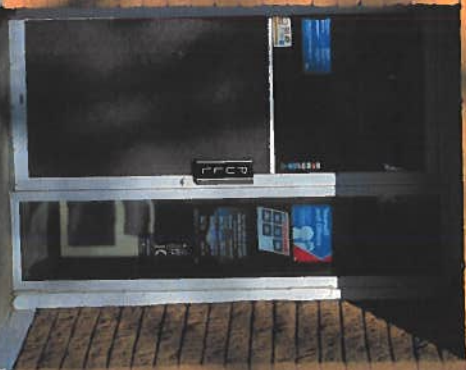
NO.	DESCRIPTION	STATUS
1	Verify correct wiring	
2	Check for proper grounding	
3	Ensure all components are properly installed	
4	Verify correct labeling	
5	Check for proper clearances	
6	Ensure all safety warnings are present	
7	Verify correct voltage	
8	Check for proper polarity	
9	Ensure all connections are secure	
10	Verify correct wire size	
11	Check for proper conduit support	
12	Ensure all components are properly secured	
13	Verify correct wire color coding	
14	Check for proper wire bending	
15	Ensure all components are properly labeled	
16	Verify correct wire size and type	
17	Check for proper wire support	
18	Ensure all components are properly secured	
19	Verify correct wire color coding	
20	Check for proper wire bending	

QOC LOAD CENTER COVER
QOC40U
SQUARE D COMPANY

WARNING
DANGER OF ELECTRIC SHOCK
DO NOT TOUCH THE ELECTRICAL COMPONENTS
WHILE THE COVER IS OPEN.

ROUGH-IN INSPECTION
DATE: _____
BY: _____

UNITED STATES
POST OFFICE
MARVIN SD 57251

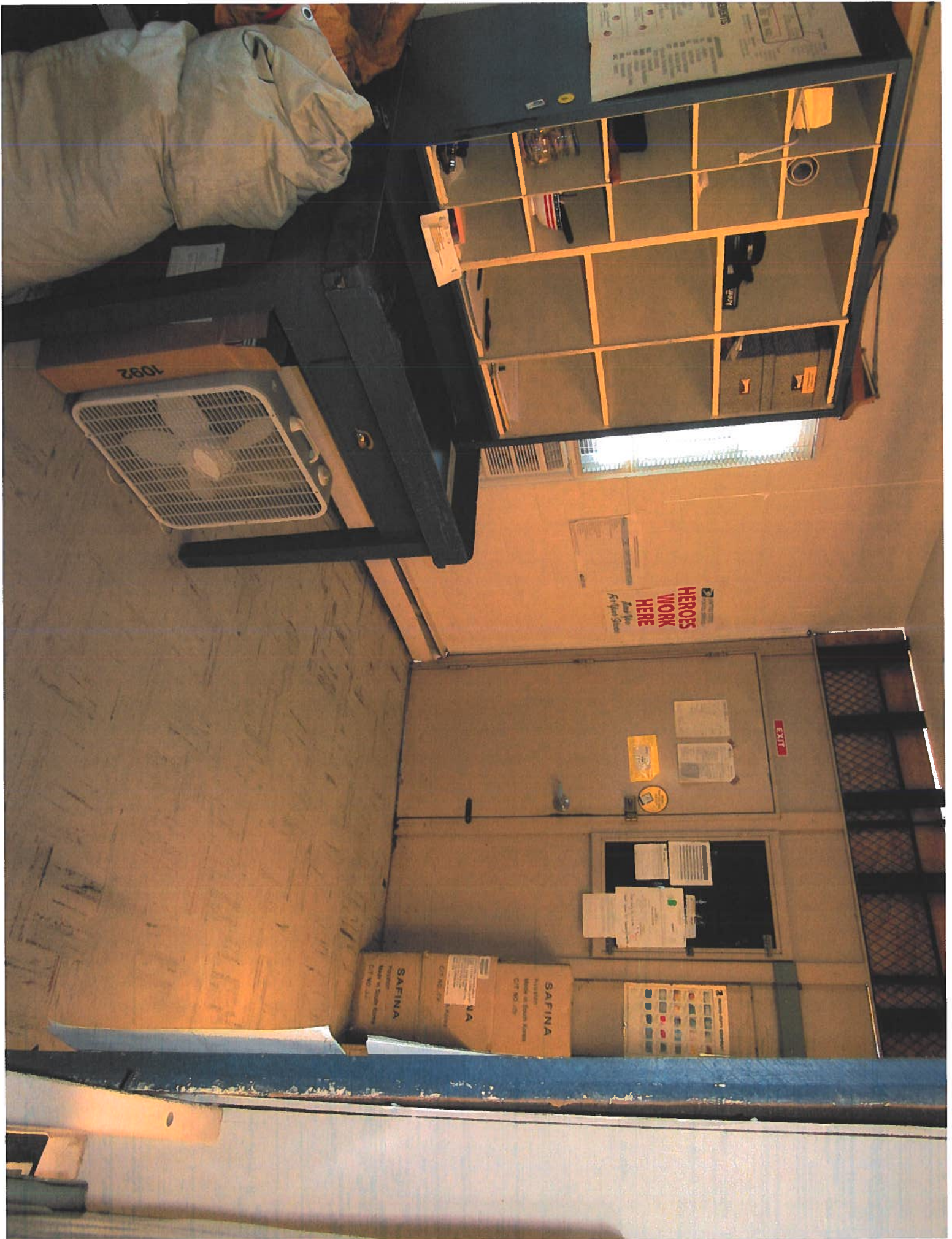




UNITED STATES
POST OFFICE
MARVIN 3D 57251









Do Not Obliterate Any Portion of an Address on
Obliterating the MI barcode or any slash marks or RTG's (unpublished) on the address label will prevent the address from being processed.
Please DO NOT obliterate, mark, or cover the address on MI!
Some samples of what NOT to do:

Do NOT: Use a marker, pen, or pencil to write on the address label.
Do NOT: Use a stamp, stamp pad, or stamp to mark the address label.
Do NOT: Use a hole punch, stapler, or other device to mark the address label.
Do NOT: Use a paper shredder to mark the address label.
Do NOT: Use a paper cutter to mark the address label.
Do NOT: Use a paper mill to mark the address label.
Do NOT: Use a paper mill to mark the address label.

Do NOT: Use a paper mill to mark the address label.

**FEEL FREE TO SHARE
YOUR OTHER ADDRESS.**
GET A PO BOX. ASK A RETAIL ASSOCIATE FOR DETAILS.



NOTICE
PLEASE DO NOT
POCKET YOUR
PO BOX KEYS
IF YOU LOSE YOUR KEYS
CONTACT THE POST OFFICE
FOR A NEW SET.
Thank you for your cooperation.

NOW SHIPPING
The United States Postal Service is now shipping...
[Additional text and graphics related to shipping services]

We don't need
reindeer to get your
letters to Santa.
Just a Forever[®] stamp.



FRONT



PLEASE DO NOT FORGET YOUR PO BOX KEYS

NOTICE

U.S. POSTAL REGULATION FORBIDS THE HANDING OF MAIL ACROSS THE COUNTER

Thanks for your cooperation!

UNITED STATES POSTAL SERVICE



We don't deliver by flying sleigh. But we still ship joy to the world.

DELIVERY **INSURANCE** **USPS**

STAMP IT FORWARD!

COLLECTOR MAIL SERVICE

1:00 PM

OUT OF OFFICE

MAIL

ATTENTION



Nutone

WARNING
DO NOT REMOVE THIS LABEL
OR THE LABELS ON THE
UNIT OR THE CONDENSER
UNIT.

Schaeffler

Fred
904914
40117-00000000-00-00

WARNING / AVERTISSEMENT
DO NOT REMOVE THIS LABEL
OR THE LABELS ON THE
UNIT OR THE CONDENSER
UNIT.