

PRICE REDUCTION



THE VAULT IN CANTON

OFFICE BUILDING INVESTMENT SALE



102 West 5th Street,
Canton, SD 57103



Building: 5,235 SF +/-
Lot: 0.29 Acres +/-



\$649,000
(\$123.97 / SF)

LOCATION

Positioned along HWY-18/5th Street, Canton's main thoroughfare, this multi-tenant building sits on the hard corner of 5th & Main Street. Surrounded by locally owned small-town businesses and adjacent to the Lincoln County Courthouse, this property sits at the town's busiest intersection. With convenient access to regional routes, Canton is centrally located near Harrisburg, Lennox, and Inwood, IA. Just 20 minutes from Sioux Falls, this investment combines small-town charm with proximity to big-city amenities.

DESCRIPTION

- Flexible options for an owner-investor or owner-occupant
- 2-story building with a lower level
- Current tenants include M.I. Nuts Bistro, a massage studio, travel agency, and tanning salon
- Main level common area lobby; common area restrooms on each floor
- Operating elevators
- 11 parking stalls
- Pylon and window sign opportunities
- RE Taxes: \$10,008.26 (2024 Taxes Payable in 2025)
- Built in 1978
- Updated electrical and a modern heating and cooling system
- Contact Broker for rent roll and financials

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RAQUEL BLOUNT sIOR 605.728.9092 | raquel@lloydcompanies.com

UPPER LEVEL FLOOR PLAN

Concept only; subject to change



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UPPER LEVEL PHOTOS



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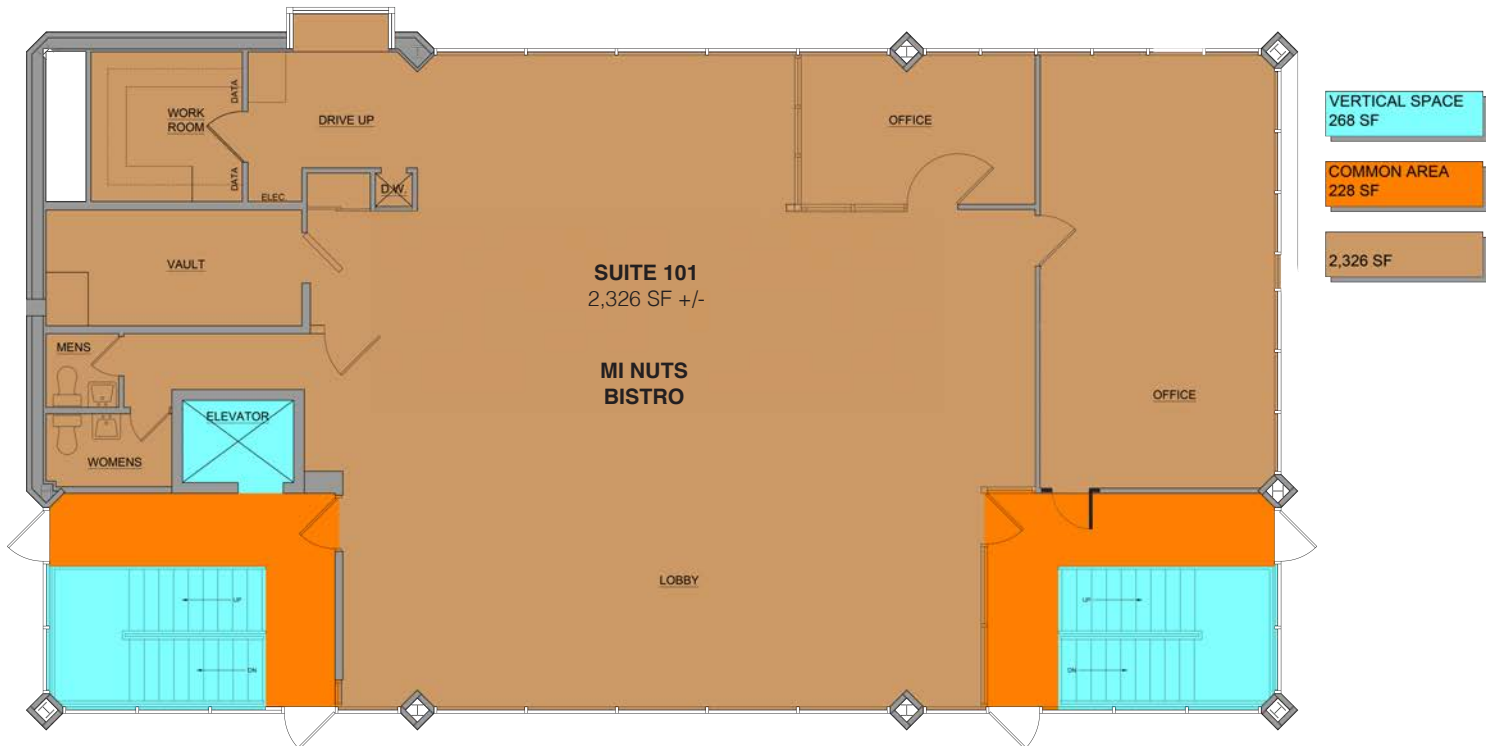
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MAIN LEVEL FLOOR PLAN

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MAIN LEVEL PHOTOS



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LOWER LEVEL FLOOR PLAN

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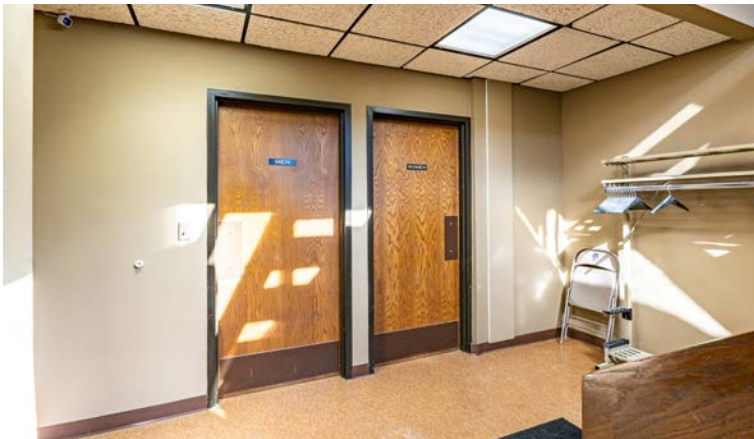
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LOWER LEVEL PHOTOS



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EXTERIOR PHOTOS



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PARCEL



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THE VAULT IN CANTON

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AREA MAP



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AERIEL



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CITY MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,016	3,455	3,895
2020 Total Population	3,053	3,499	3,965
2020 Group Quarters	56	62	63
2025 Total Population	3,349	3,803	4,284
2025 Group Quarters	56	62	63
2030 Total Population	3,833	4,341	4,878
2024-2029 Annual Rate	2.74%	2.68%	2.63%
2025 Total Daytime Population	2,750	3,911	4,208
Workers	1,133	2,068	2,145
Residents	1,617	1,843	2,063
Household Summary			
2010 Households	1,227	1,399	1,554
2010 Average Household Size	2.39	2.40	2.44
2020 Total Households	1,232	1,405	1,564
2020 Average Household Size	2.43	2.45	2.49
2025 Households	1,323	1,496	1,661
2025 Average Household Size	2.49	2.50	2.54
2030 Households	1,507	1,700	1,884
2030 Average Household Size	2.51	2.52	2.56
2024-2029 Annual Rate	2.64%	2.59%	2.55%
2010 Families	806	927	1,044
2010 Average Family Size	2.97	2.97	3.01
2025 Families	847	961	1,082
2025 Average Family Size	3.15	3.15	3.18
2030 Families	957	1,084	1,218
2030 Average Family Size	3.18	3.18	3.21
2024-2029 Annual Rate	2.47%	2.44%	2.40%
2025 Housing Units	1,423	1,600	1,780
Owner Occupied Housing Units	69.4%	70.2%	71.2%
Renter Occupied Housing Units	23.6%	23.3%	22.1%
Vacant Housing Units	7.0%	6.5%	6.7%
2025 Population 25+ by Educational Attainment			
Total	2,263	2,568	2,889
Less than 9th Grade	1.2%	1.2%	1.1%
9th - 12th Grade, No Diploma	6.6%	7.0%	7.0%
High School Graduate	33.2%	33.3%	33.1%
GED/Alternative Credential	4.6%	4.4%	4.1%
Some College, No Degree	13.4%	13.4%	13.5%
Associate Degree	19.2%	19.6%	19.8%
Bachelor's Degree	16.2%	15.8%	15.8%
Graduate/Professional Degree	5.6%	5.5%	5.6%
Median Household Income			
2025	\$83,581	\$82,995	\$84,207
2030	\$100,889	\$100,508	\$101,534
Median Age			
2010	38.4	38.3	38.5
2020	39.1	39.2	39.3
2025	40.4	40.5	40.6
2030	41.4	41.5	41.6
2025 Population by Sex			
Males	1,687	1,923	2,177
Females	1,662	1,880	2,107
2030 Population by Sex			
Males	1,918	2,181	2,461
Females	1,915	2,160	2,417
Data for all businesses in area			
Total Businesses:	131	180	192
Total Employees:	1,383	1,968	2,075