

A&B AUTO I REAL ESTATE & BUSINESS OFFERING

*FULLY TURNKEY AUTOMOTIVE/SEMI-TRUCK/RV SHOP,
RESIDENCE, & EXCESS LAND*



47028 SMITH CIRCLE & 47090 SMITH CIRCLE,
HARRISBURG, SOUTH DAKOTA

 **LLOYD**



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About the Portfolio

A&B Auto is a locally owned and operated, full-service auto repair shop located in Harrisburg, South Dakota. The business has been operating since 1984 and holds an A+ rating with the Better Business Bureau along with a local reputation for providing honest, reliable service. A standout feature is A&B Auto's authorization as a Hydralift motorcycle and RV lift dealer and installer, paired with its ability to service and work on RVs and 5th-wheel units. Specialized heavy-duty lifts allow the shop to safely accommodate large vehicles that many traditional auto repair facilities cannot, creating a significant competitive advantage within the regional market. The offering consists of three separate parcels. Ownership is offering the opportunity to acquire the shop, excess land, and operating business as part of the sale, or the entire portfolio inclusive of the residence.

Fast Facts

- **Pricing:**
\$3,995,000
- **Portfolio Price / SF:**
\$193.78
- **Total Portfolio Building Size:**
20,616 SF+/-
- **Total Portfolio Site Size:**
3.23 Acres +/- (140,699 SF+/-)
- **Furniture, Fixtures, & Equipment (FF&E):**
Included in sale price; contact Broker
- **Real Estate Taxes:**
\$15,014.00 (2024 Taxes payable in 2025)
- **County:**
Lincoln

Features

- Master planned layout designed to support efficient shop flow and future expansion
- Turnkey business operations with FF&E included in the offering
- No operational changes are anticipated during the transition period, with the opportunity to retain existing employees
- Consistent, superior maintenance across all buildings and equipment
- On-site residence serves as a functional extension of daily operations and management, with the option for owner-occupancy
- Established reputation for quality service and long-term customer retention
- Gravel-surface parking lot with supportive overflow storage
- Strong site utilization with potential to add 24 more RV storage bays
- Just outside of Harrisburg city limits, providing access to the regional customer base while offering privacy and operational flexibility
- Full-coverage security system with 24 cameras across the property
- High-speed WiFi with boosters throughout the site

Parcel Map

Parcel	Subject	Size	2024 Taxes (Payable 2025)
#100.50.31.C114	The Residence	0.51 Acres 22,216 SF +/-	\$3,120.00
#100.50.31.C115	The Shop	1.57 Acres 68,389 SF +/-	\$10,624.00
#100.50.31.C116	Excess Land	1.15 Acres 50,094 SF +/-	\$1,270.00
		<hr/>	<hr/>
		3.23 Acres 140,699 SF +/-	\$15,014.00



Parcel Map



Boundaries are provided for visualization purposes only.

The Shops

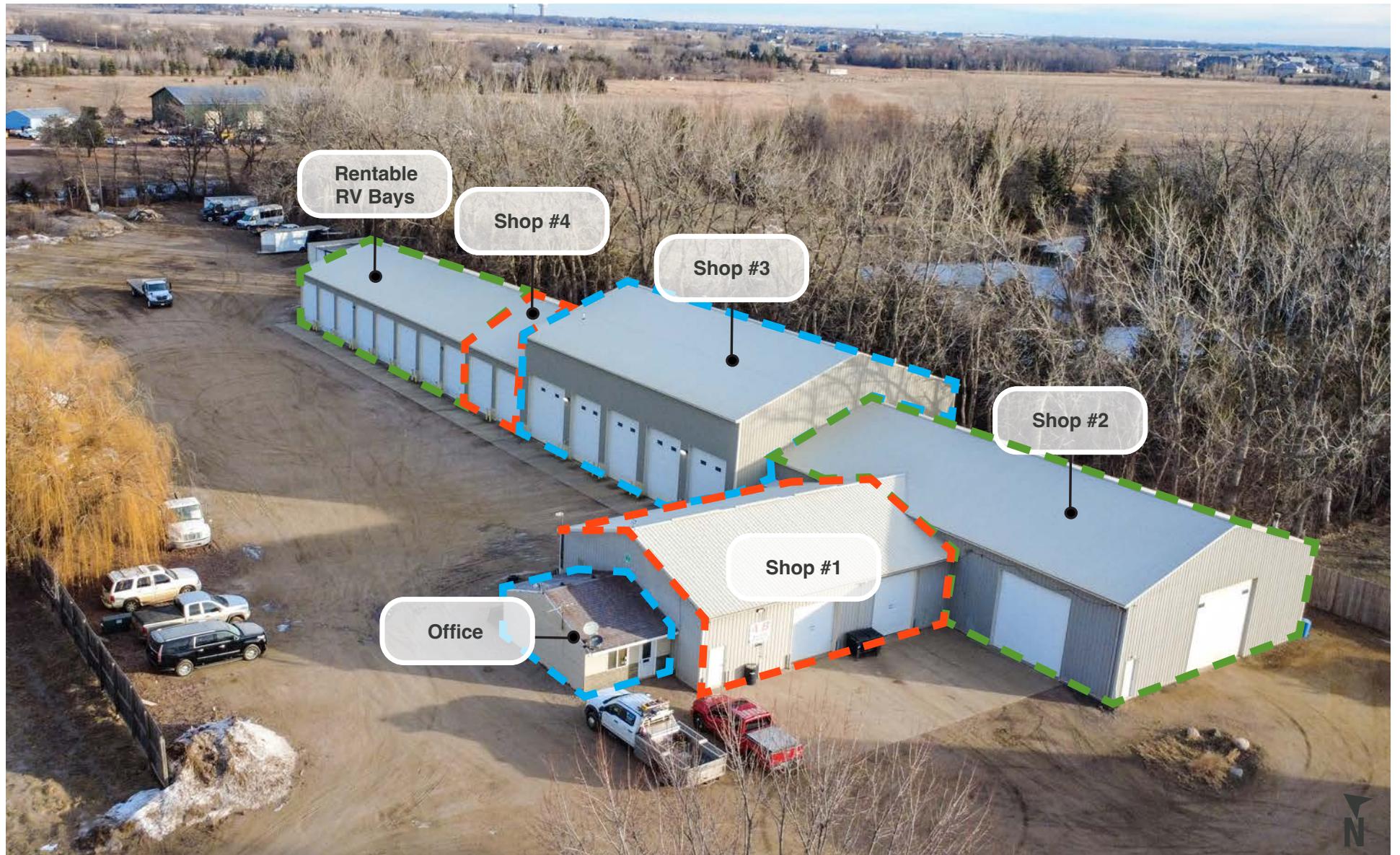
Fast Facts

- **Address:**
47028 Smith Circle, Harrisburg, SD 57032
- **Total Square Footage:**
18,184 SF +/-
- **Shop #1:**
1,200 SF +/-
- **Shop #2:**
4,800 SF +/-
- **Shop #3:**
4,800 SF +/-
- **Shop #4:**
1,400 SF +/-
- **RV Bays:**
5,600 SF +/-
- **Office:**
384 SF +/-
- **Lot Size:**
1.57 Acres +/-
- **Year Built:**
1997; additions in 2005 & 2014
- **Real Estate Taxes:**
\$10,624.00 (2024 Taxes payable in 2025)

About the Shops

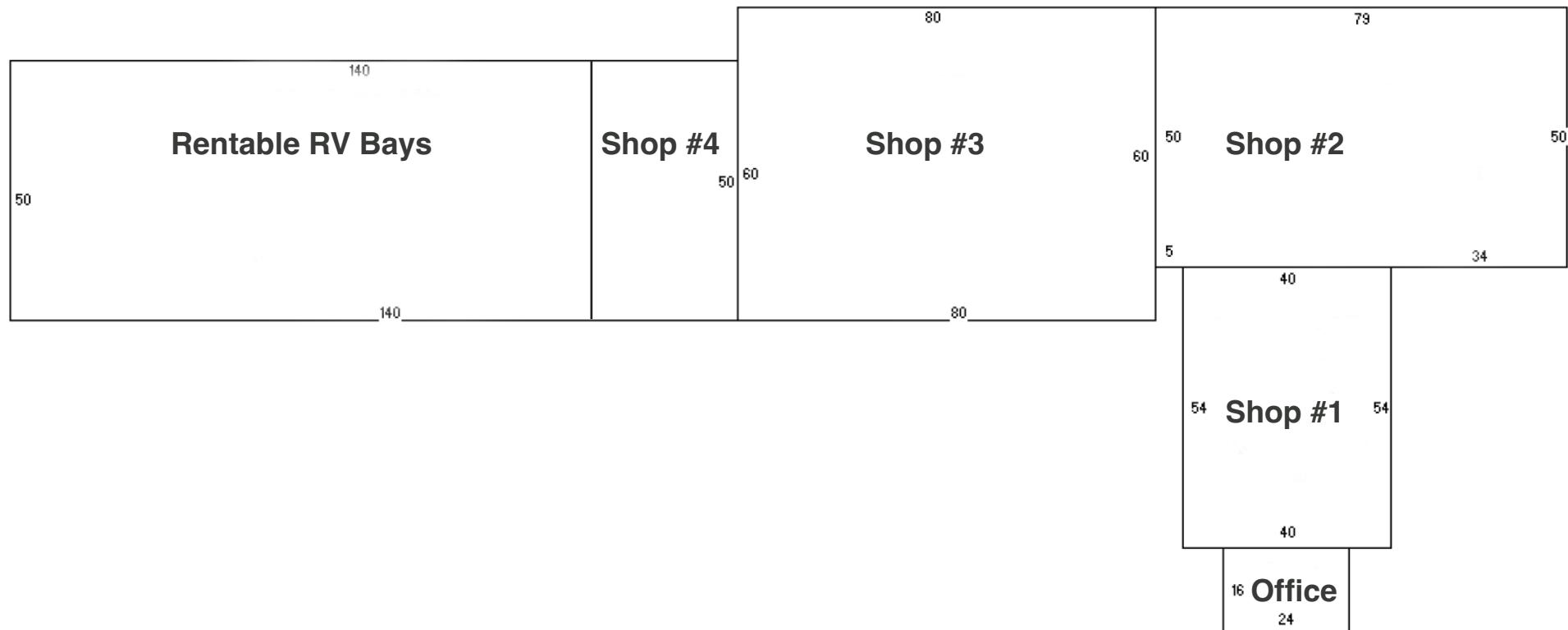
- Master-planned operation across 4 shops with dedicated office space
- 3-Phase Power
- Shop #1
 - 2 - 8'x10' OH Doors
 - Floor drainage
- Shop #2
 - 2 - 16'x14' OH Doors
 - 2 - Lifts
 - Floor drainage
 - Oil burner for heating the shop
 - Compressor
- Shop #3
 - 5 - 16'x14' OH Doors
 - 1 - Challenger Mobile Heavy-Duty (HD) Column Lift (RV / Bus / Semi)
 - 3 - BendPak Auto Lifts
 - Forced air: heat/cool
 - Hanging Reznor heater
- Shop #4
 - 2 - 12'x14' OH Doors
 - Hanging Reznor heater
- RV Bays
 - Eight (8) 14'x50' individual RV Bays generating \$200/month/stall
 - Each bay features a 12'x14' OH door
 - Separated from shop #4 by a demising wall
- Forced air: heat/cool
- 16' sidewalls
- High-bay florescent lighting
- Metal press
- 4 - Jib Cranes
- 24' sidewalls
- High-bay florescent lighting
- Exhaust system, CO2 Exhaust Vent
- 2 - Jib Cranes
- Hoists
- Floor drainage
- Single restroom
- 16' ceiling height

The Shops

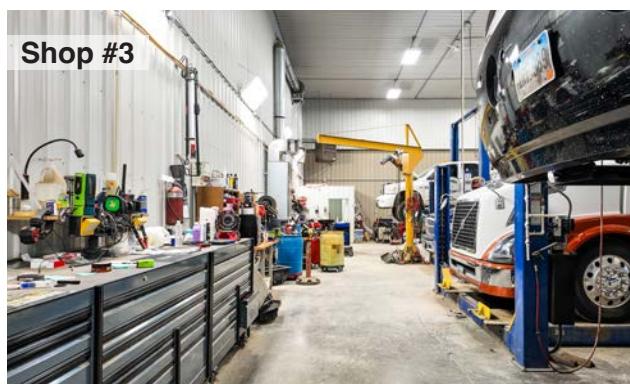
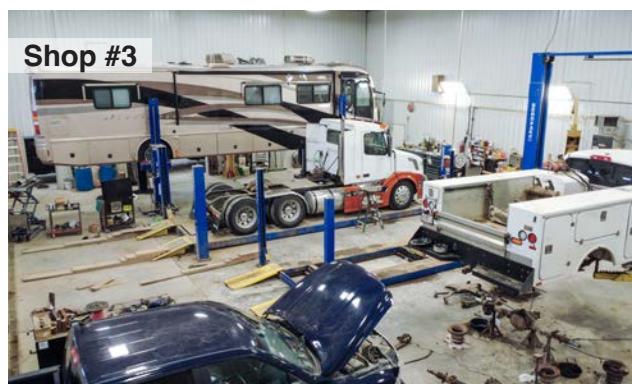
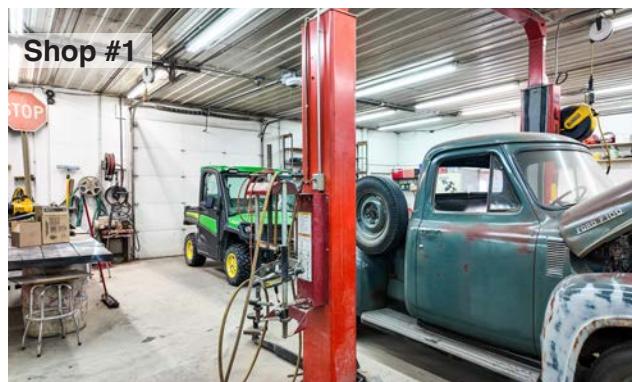


The Shops Floor Plan

Floor plan is not to scale and is provided for visualization purposes only.



The Shop Interior Photos



The Residence

Fast Facts

- **Address:**
47090 Smith Circle, Harrisburg, SD 57032
- **Total Gross Living Area:**
2,432 SF +/-
- **Above-Grade Area:**
1,856 SF +/-
- **Lot Size:**
0.51 Acres +/-
- **Year Built:**
2000
- **Bedrooms:**
3 bedrooms
- **Bathrooms:**
2 full bathrooms

About the Home

- 1-story single-family home offering convenient on-site living just steps from the shop
- Open lofted master bedroom with built-in storage
- Two bedrooms on the main level, with a full bathroom
- Partially finished basement provides ample storage space and includes the second restroom
- Vaulted sunroom with a stone-front fireplace, wood ceiling, and floor-to-ceiling windows, creating a warm and inviting space that opens directly to the 400 SF deck
- New stove and updated furnace (~2 years old)



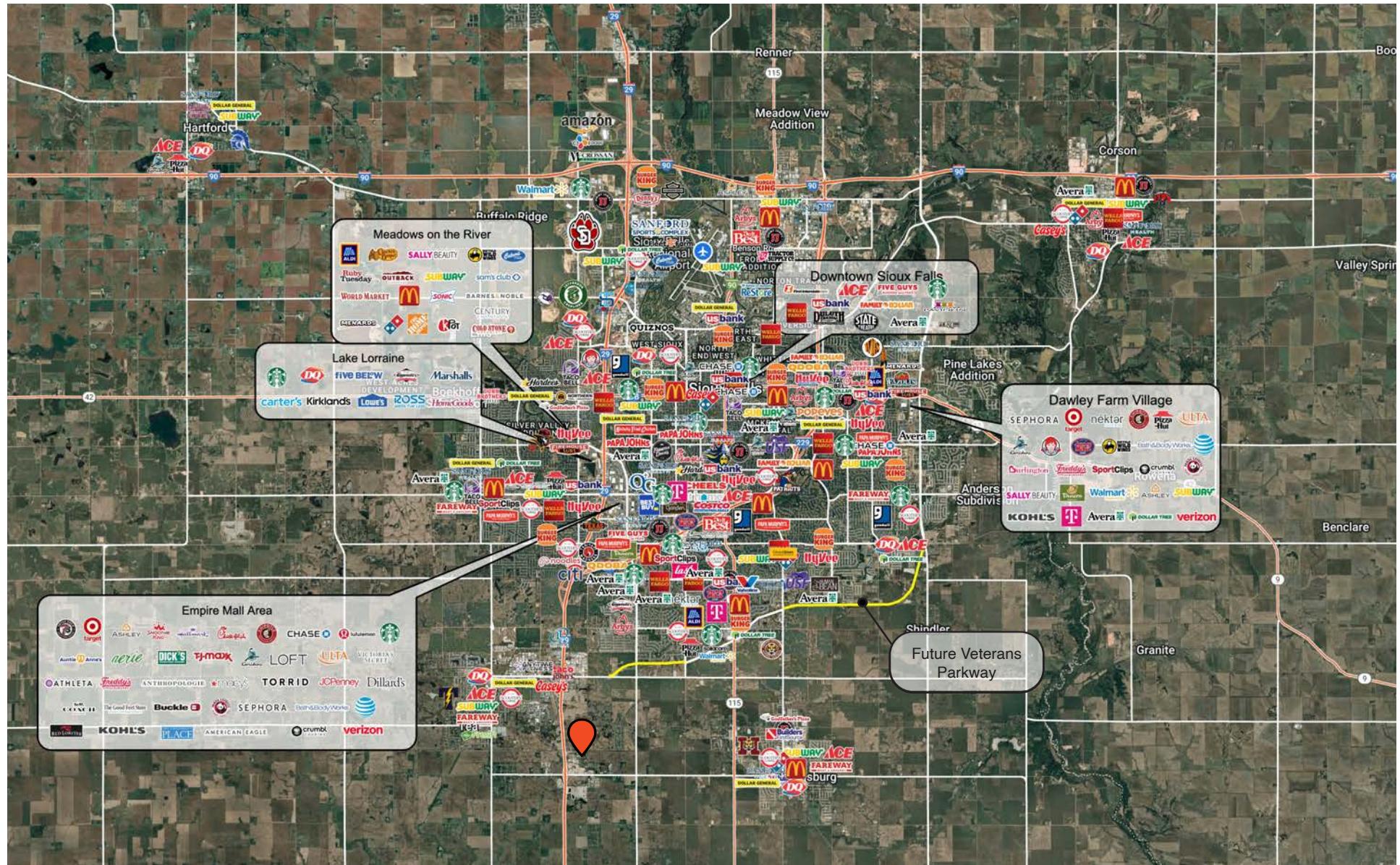
The Residence Interior Photos



2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	413	13,520	57,258	314,596
Projected Population (2030)	480	15,680	65,214	341,444
Daytime Population	600	10,822	53,150	314,319
Median Age	41.8	32.9	34.4	36.9
Area Households	131	4,843	21,537	124,541
Median Household Income	\$161k	\$108k	\$99k	\$83k
Median Home Value	\$500k	\$378k	\$337k	\$327k
Educational Attainment (Associates Degree +)	58.0%	61.0%	61.0%	52.2%

MSA Map





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