



RESTAURANT PROPERTY SMOKEJUMPER STATION

23858 HIGHWAY 385
HILL CITY, SD 57745

FOR SALE \$899,000



REAL ESTATE ONLY - 4,960 SF

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY DETAILS



PROPERTY INFORMATION

Building Size:	4,960 SqFt
Property Size:	1.62 Acres
Parcel ID:	52-21-328-001
Year Built:	2018
Taxes (2023):	\$5,837.98
Legal Description:	SPRING CREEK PALISADES; LOT 9 Township 1 South, Range 5 East, Section 21
Water:	Well
Sewer:	Septic (<i>Shared with Firehouse Campground</i>)
Electric:	Black Hill Energy
Gas:	Propane

PROPERTY OVERVIEW

- ▶ Restaurant building completely remodeled in 2018, currently home of the Smokejumper Station, neighboring Firehouse Campground & Cabins.
- ▶ Centrally located close to many top attractions in the Black Hills. Just outside of Hill City, SD.
- ▶ Shaded outdoor patio with beautiful views of the Black Hills
- ▶ Turn-key kitchen with all equipment included
- ▶ Parking lot with 35+ parking spots
- ▶ Large, central bar that would be ideal for a tap house or wine bar focus.
- ▶ Real Estate only - Business is not included.
- ▶ The location has consistently produced \$800,000+ in gross sales awhile only being open seasonally.
- ▶ [Smokejumper Restaurant Website](#)

PROPERTY PHOTOS



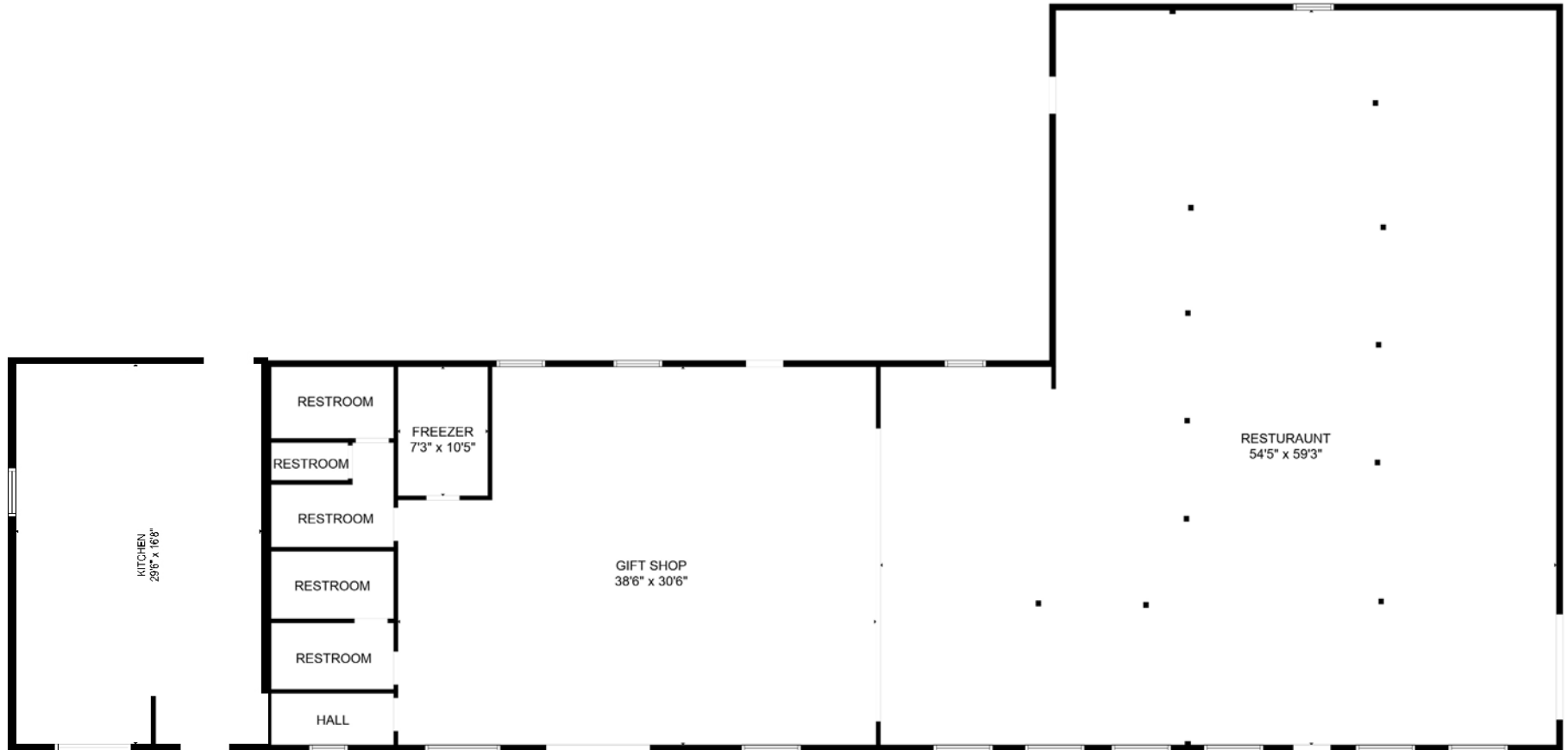
INTERIOR PHOTOS





23858 HIGHWAY 385
HILL CITY, SD 57745

BUILDING FLOORPLAN



STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota's central location and progressive business climate.

The Black Hills boasts the country's most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist industry.

BUSINESS FRIENDLY TAXES

- NO corporate income tax
- NO franchise or capital stock tax
- NO personal property or inventory tax
- NO personal income tax
- NO estate and inheritance tax



REGIONAL STATISTICS

Rapid City PUMA Population	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021 STATISTICS

Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life–Best hunting and fishing town
- #4 CNN Money–Best Place to Launch a Business
- #4 Wall Street Journal–Emerging Housing Markets
- #4 WalletHub–Best Places to rent
- #11 Forbes–Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list