



CENTRALLY LOCATED OFFICE BUILDING

807 COLUMBUS STREET
RAPID CITY, SD 57701

FOR SALE \$565,000



PROPERTY OVERVIEW

- ▶ Centrally located in downtown Rapid City, just off Mt Rushmore Rd.
- ▶ 2-level office building with a partial basement
- ▶ Concrete parking lot in the back with 10 parking spots
- ▶ Ornate finishes, original woodwork and hardwood floors
- ▶ Offices, break room, conference room, and 3 restrooms
- ▶ Handicap accessible

BUILDING SIZE - 3,412 SF

KW Commercial
 Your Property—Our Priority SM
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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.



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PROPERTY DETAILS

PROPERTY SUMMARY

Built in 1915, this charming two-story building has original woodwork and hardwood floors throughout, built-in cabinetry in the reception area, French doors at the front and back of the main level, and wood beam ceilings. The main level is 1,367 SF with 2 offices, conference room, reception, break room, and two restrooms. The 2nd level is 1,262 SF with 6 offices/rooms, a restroom, and a kitchenette. The 783 SF unfinished basement offers plenty of storage/laundry space. Property includes a concrete parking lot behind the building. This building offers plenty of possibilities for buyers - medical services, salon/spa, law offices, co-working spaces or to convert the upstairs back section to apartments. Great setup for one business or multiple tenants!



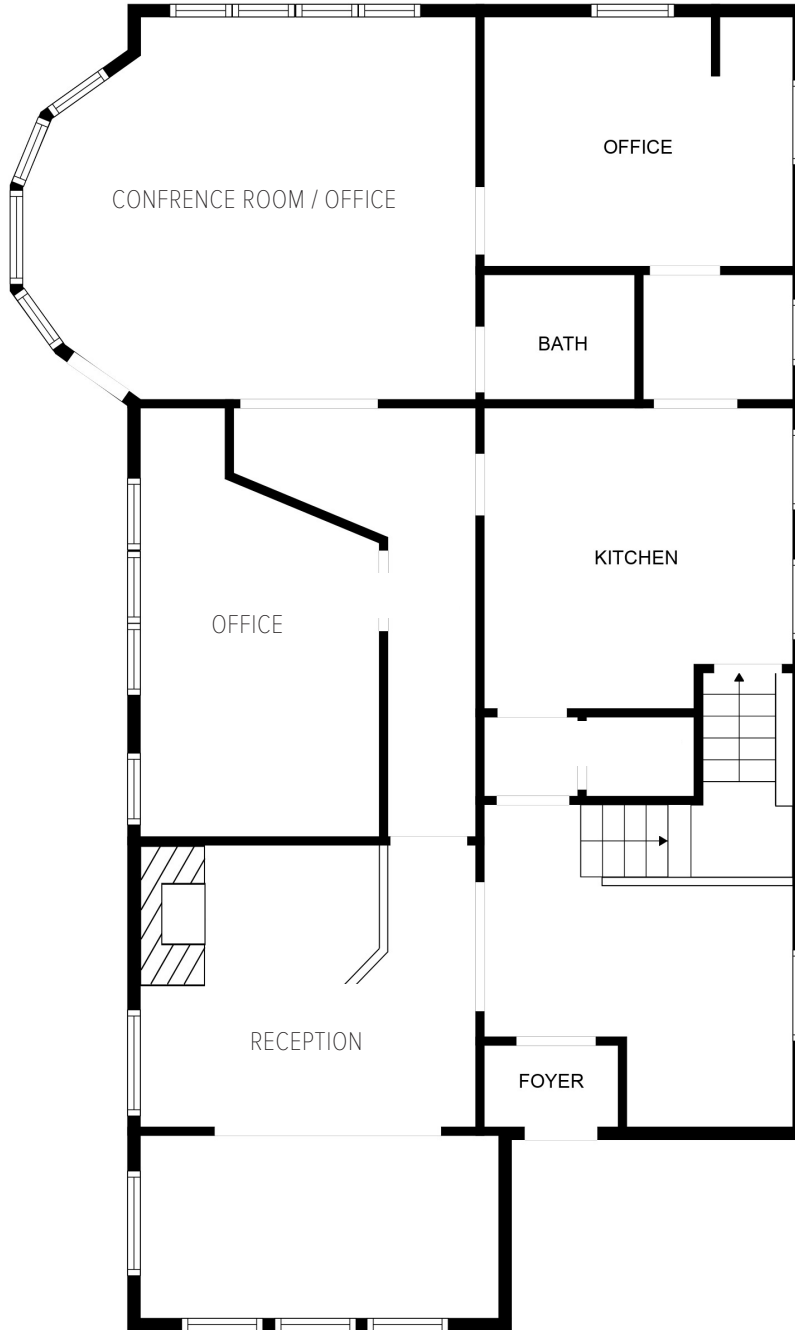
PROPERTY INFORMATION

Building Size:	3,412 SF
Lot Size:	0.19 AC
Year Built:	1915
Zoned:	Central Business
Parcel ID:	37-02-277-008
Tax ID:	35169
Taxes (2023):	\$5,370.18
Legal Description:	ORIGINAL TOWN OF RAPID CITY; BLOCK 122; LOT 3-4 & E5' OF LOT 5 & N10' OF VAC ALLEY S & ADJ TO SAID LOTS Township 1 North, Range 7 East, Section 2
Water/Sewer:	Rapid City
Electric:	BHP
Gas:	MDU
Sale Price:	\$565,000



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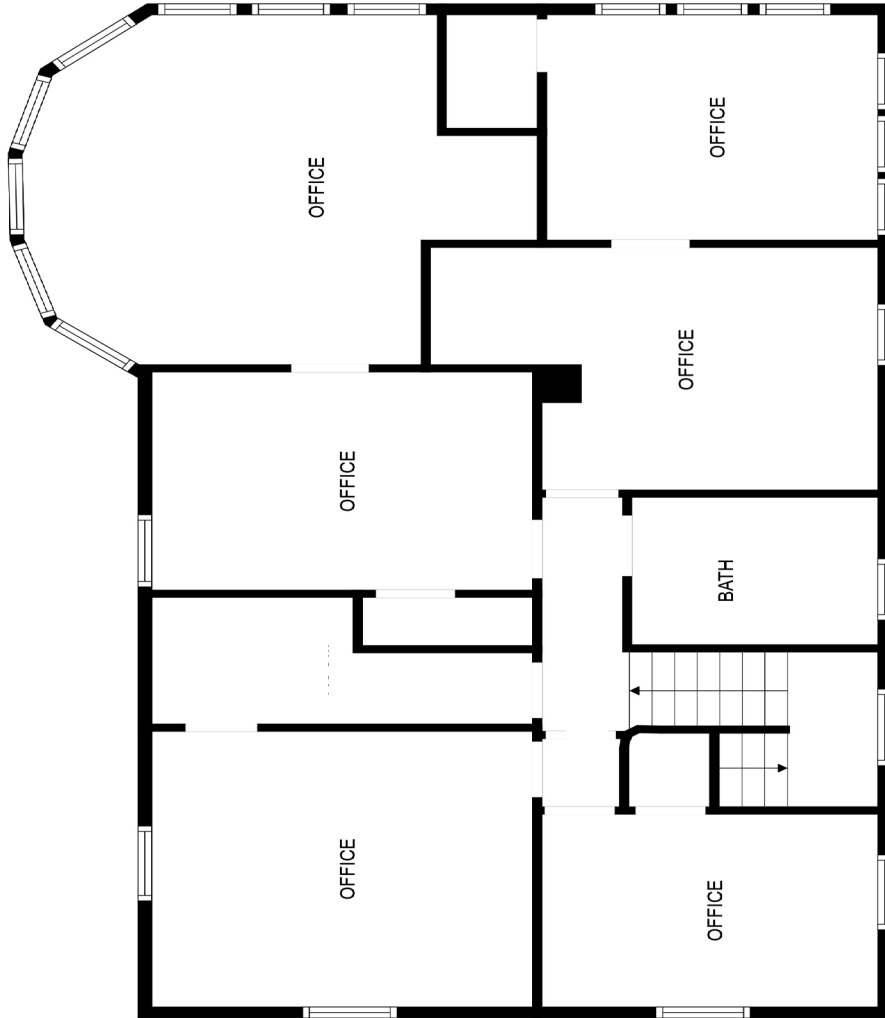
FLOOR PLAN - 1ST LEVEL





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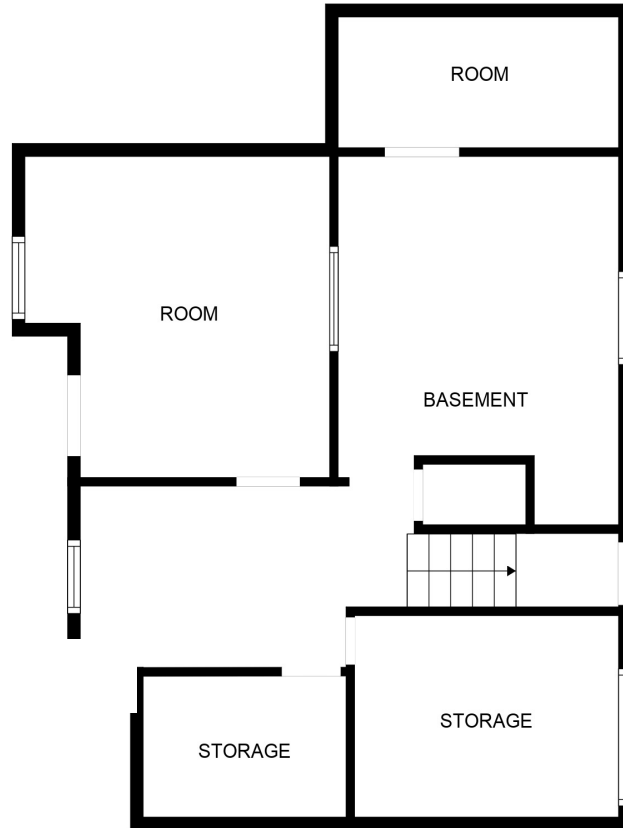
FLOOR PLAN - 2ND LEVEL





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FLOOR PLAN - BASEMENT



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

