



BUILDING FOR SALE

222 Cambell Rapid City, South Dakota

**Sandra Runde, CCIM, SIOR
Commercial Broker**

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<http://www.RapidCityCommercial.com>*



Prudential

address

222 Cambell Street
Rapid City, SD 57702

tax information

tax id #42499
2011 taxes payable in 2012:
\$26,421.70
2011 Assessed Value: \$1,334,400

legal description

RTA Addition, Lot 2
Sec 5, TN8, R5E
Pennington County

land information

2.37 acres

zoning information

General Commercial with planned
commercial development



property description

2 buildings located on prominent 2.37
acres of Rapid City – corner of Cambell
and Omaha Streets.

The main building is a 6,900 square foot
and was built in 1999. Showroom, offices,
storage and copy/filing rooms on one side.
The other side includes an oil change bay
and heated shop with multiple overhead
doors.

The second building was constructed in
2008. 5,620 square feet with 11 overhead
doors.

Plenty of parking, great location,
high traffic counts.

listing price

\$1,750,000

current lease

**Expires September 1, 2012. Lease will
be assigned to buyer.**



showing instructions

By appointment only. Call listing agent;
do not disturb tenant!

main building details

Age:	Constructed in 1999
Size:	6,900 total square feet 3,360 square feet showroom and office 3,640 square feet shop
General:	Morton Building System
Frame:	Wood Construction
Floor:	Concrete Interior showroom floors are tile and carpet Bathroom floors are vinyl
Ceiling:	Sheetrock with recessed florescent lighting fixtures
Interior:	Drywall and metal Doors are metal and wood hollow core
Utilities:	City water and sewer, natural gas, electricity
HVAC:	Heat is provided by forced air natural gas in showroom Ceiling space heaters in shop
Electrical:	400 amp main disconnect panel. All wiring run by conduit
Exterior:	The exterior walls are a parex finish with dry-vit like substance Sidewall height of 16 feet Doors are standard metal and glass commercial Windows are commercial metal clad
Roof:	Wood truss design covered with metal
Parking:	Asphalt parking lot with ample room
Security:	Lights have two 1,000 watt lamps per pole regulated by an automatic timer Security lights on building are on timer Alpha Omega security system installed Full alarm system with motion detectors and a “code-in/code-out” system
Signs:	One double faced pylon sign



secondary building details

Age:	Constructed in 2008
Size:	5,620 total square feet
General:	Similar construction and features as the main building
Overhead doors:	Six 10x10s on west side of building One 12x10 faces south 4 14x10s on the north side



property pictures



*Private offices off
showroom*



Oil change bay



*Showroom and
manager's office*



*12' overheads on main
Building*

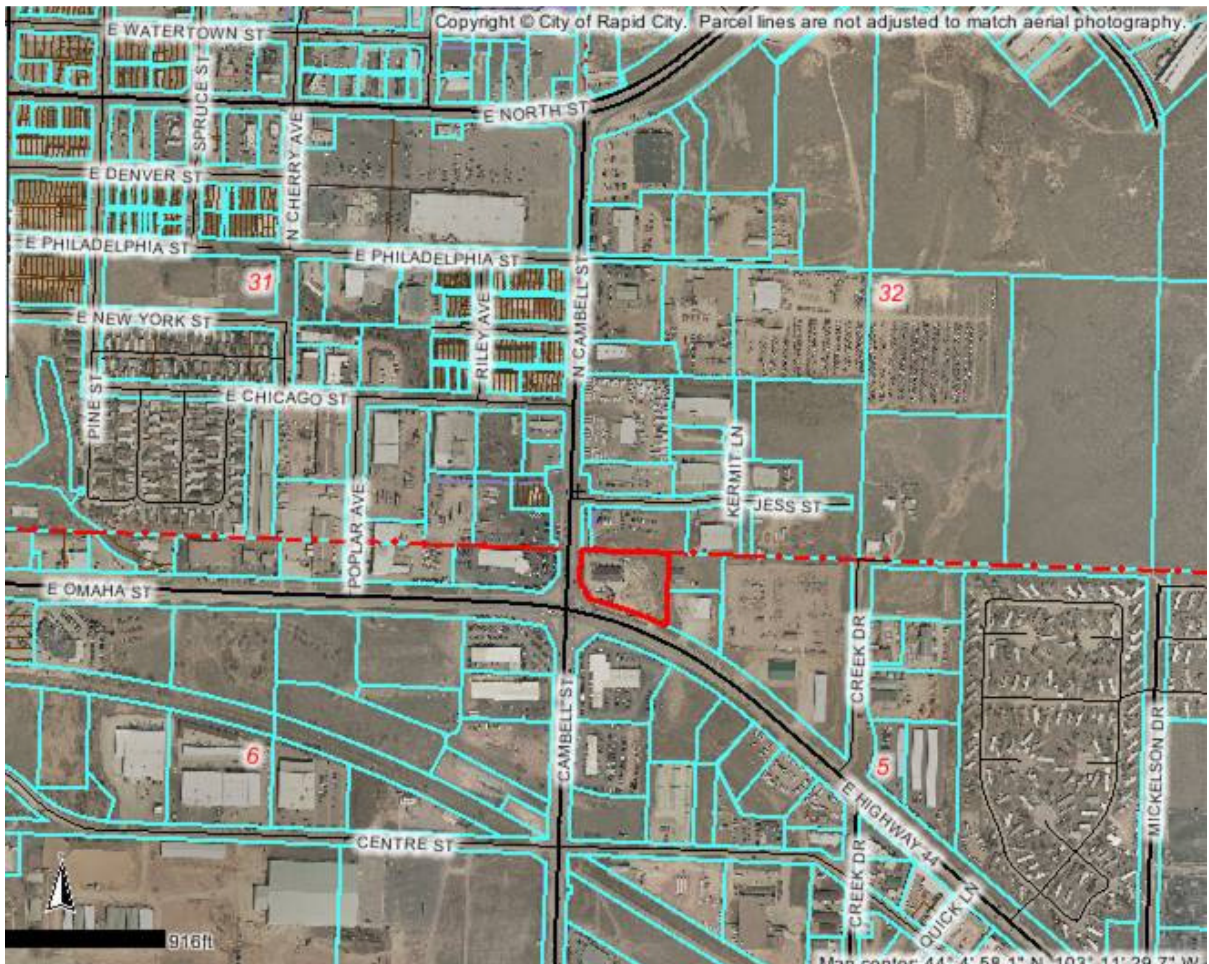


*14' overheads on 2nd
building*

aerials



(aerials taken prior to new building being built)



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legal notice

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