



*Updated January 2012*

*BUILDING FOR SALE*

***3409 West Main***  
*(former BES Lighting)*  
***Rapid City, South Dakota***

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

*Prudential Kahler REALTORS®*  
2401 W Main Street, Rapid City SD 57702  
605-343-7500 or 800-658-5550

E-mail [sandra@kahlerinc.com](mailto:sandra@kahlerinc.com)  
[www.kahlerinc.com](http://www.kahlerinc.com)

View commercial listings at  
[www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)



**Tom Rau**  
**Broker Associate**

*RE/Max of Rapid City*  
1240 Jackson Boulevard, Rapid City SD 57702  
605-341-4300 (office) 605-390-2735 ( cell)

E-mail [trau222057@aol.com](mailto:trau222057@aol.com)  
[www.tomrau.com](http://www.tomrau.com)



## address

3409 West Main  
Rapid City, South Dakota

## legal description

Lot A, Block 1  
Hall Subdivision  
T1N, R07E, Sec 04

## tax information

Tax id# 41449  
2011 taxes payable in 2012:  
\$7,109.38  
2011 Assessed Value: \$358,900

## land information

.41 acres

## zoning

zoned General Commercial



## property description

Retail, office and warehouse building built in 1984 with a total of 8,800 square feet.

Main floor consists of 4,400 square feet and contains an open retail space with lots of windows, 3 small offices, 1 large office, work room, break room, and men's and women's bathrooms.

Full basement is 4,400 square feet and is a great warehouse/storage area. Two 10 x10 overhead doors and concrete floors.

There is also a 13 x 15 office and bathroom.

Alley access, heat pump heat and air, 21 parking spots on main level.

## leasing price

### Main Floor

**\$6.00 per square foot per year** plus utilities, building taxes, building insurance and common area maintenance

### Lower Level

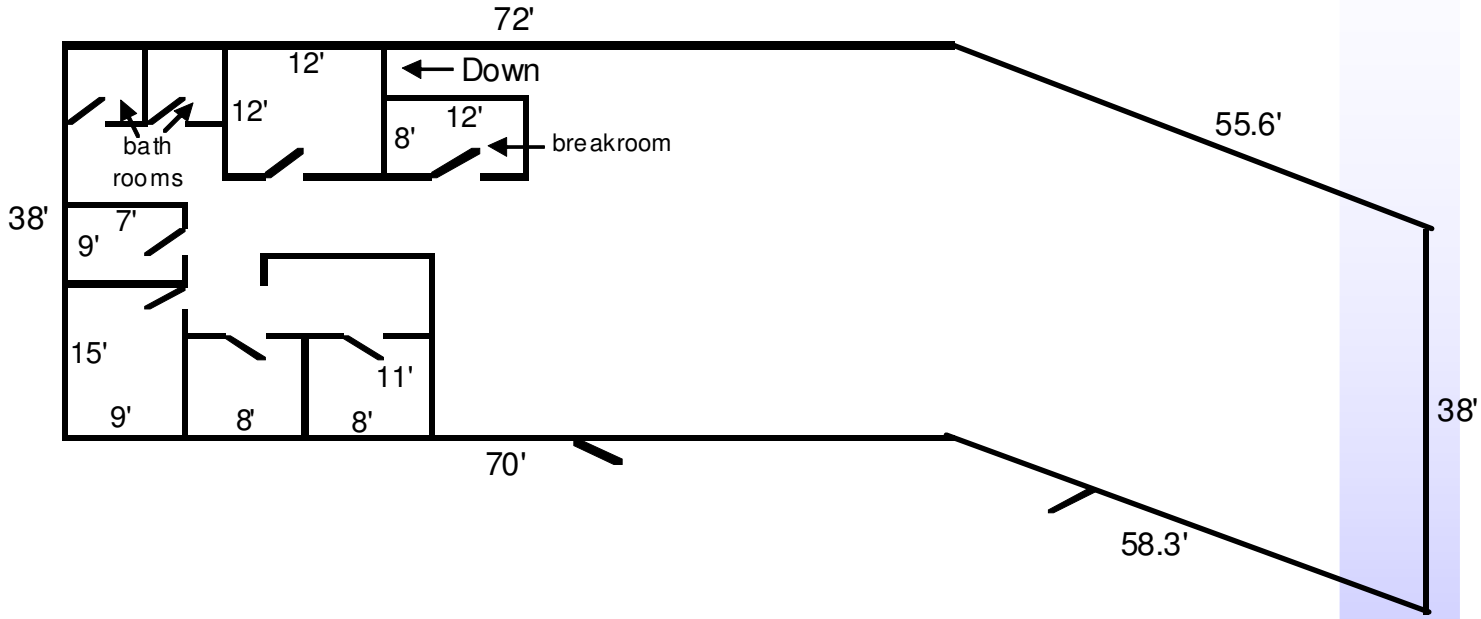
**\$4.00 per square foot per year** plus utilities, building taxes, building insurance and common area maintenance

## listing price

**\$439,900.00**



*main floor plan*  
*(not to scale – drawing only to show basic layout)*



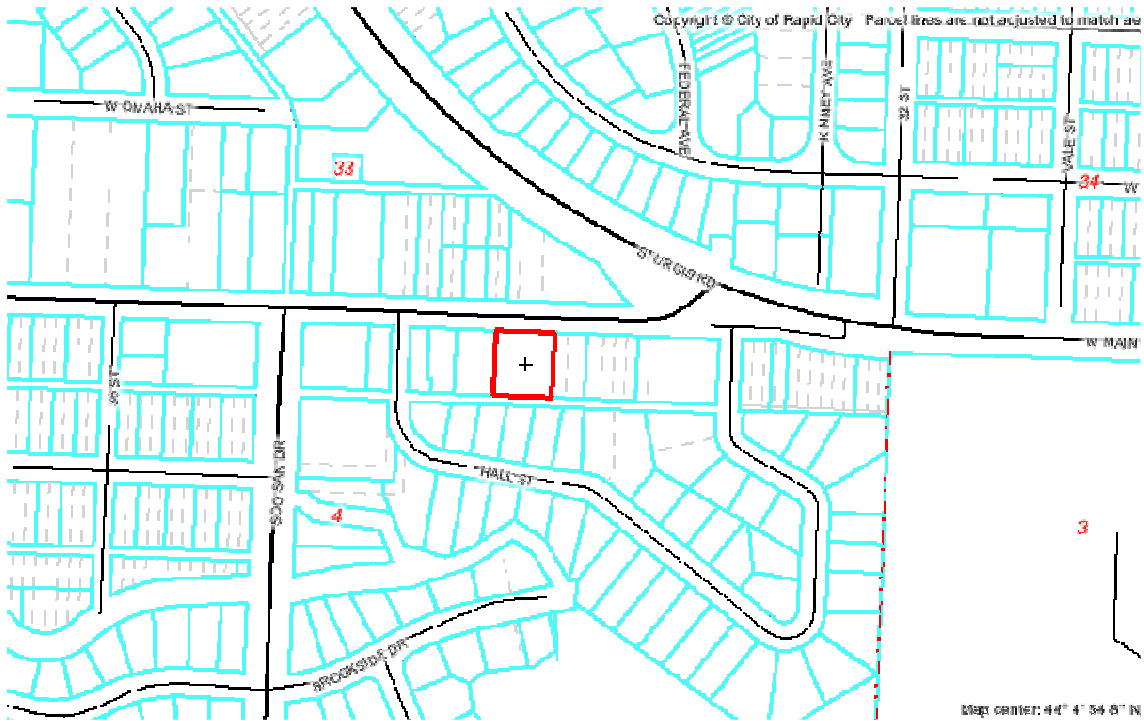
*aerial*

N  
↓  
Rotated  
for  
better  
view



*street map*

N  
↑



## *legal notice*

This report is only for use in the marketing of this property. It is not an estimate of value and should not be relied upon or used as such. Prudential Kahler REALTORS and RE/Max of Rapid City is representing the seller and acting only in the capacity of a South Dakota Real Estate Broker.

No representations or warranties, expressed or implied, by operation of law or otherwise, are made as to the accuracy or completeness of these materials or any other confidential materials, or as to the condition, quality, or fitness of the property; and neither Seller nor Prudential Kahler REALTORS, RE/Max of Rapid City, nor any of their respective directors, officers, employees, stockholders, owners, affiliates, or agents will have any liability to receiving party or any other person resulting from receiving party's or any other person's use of the confidential materials.

The property will be sold "as is," "where is," and "with all faults" as of the date of closing. Receiving party will have an opportunity to perform its own examination and inspection of the property and information relating to same and must rely solely on its own independent examination and investigation and not on any information provided by Seller or Prudential Kahler REALTORS and RE/Max of Rapid City. Only those representations and warranties, if any, that are made to receiving party in a sale contract when, as, and if same is executed by receiving party and Seller, and subject to such limitations and restrictions as may be specified therein, will have legal effect. Without limiting the generality of the foregoing, any environmental reports, any structural reports, or any other type or kind of report prepared by third party, if any, included in the confidential materials have not been prepared by Seller and neither Seller, Prudential Kahler REALTORS, and RE/Max of Rapid City makes any representation or warranties with respect to the truth, accuracy, or completeness of same and neither receiving party, nor its representatives nor any other person shall be entitled to rely on such reports or any information contained therein.

Without limiting the foregoing, information contained in this Information Packet may vary from the date of publishing. In some instances, more complete or up-to-date information may have become available following the printing of the Information Packet. All sizes and square footage set forth herein are approximations only, based on information heretofore available. Actual sizes and square footage may vary. The reader should seek independent financial, accounting, and legal advice on these reports prior to taking any action.

***Sandra Runde, CCIM, SIOR***  
***Prudential Kahler REALTORS®***

*2401 W Main Street, Rapid City SD 57702*

*605-343-7500 or 800-658-5550*

*E-mail [sandra@kahlerinc.com](mailto:sandra@kahlerinc.com)*

*Visit our website at [www.kahlerinc.com](http://www.kahlerinc.com)*

***Tom Rau***  
***RE/Max of Rapid City***

*1240 Jackson Blvd, Rapid City SD 57702*

*605-341-4300 or 605-390-2735*

*E-mail [trau222057@aol.com](mailto:trau222057@aol.com)*

*Visit Tom's website at [www.tomrau.com](http://www.tomrau.com)*