



OFFICE BUILDING FOR SALE OR LEASE

529 Kansas City 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
www.kahlerinc.com*

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



address

529 Kansas City
Rapid City, SD 57701

tax information

Tax id# 37642
2011 taxes payable in 2012:
\$20,501.38
2011 Assessed Value: \$1,035,400

legal description

Block 105, lot 15-16
Original Town of Rapid City
T1N R7E Sec 01

land information

.16 acres

zoning information

zoned Central Business District

property description

14,000 square foot building in downtown
Rapid City.

Two floors – 7,000 square foot per floor
with elevator. Multiple private offices,
open offices, reception areas, break room.

Also available for sale:

Parking lot 3 lots to the east with 24
parking spaces. Purchase for an additional
\$75,000! Or lease the spaces from the
owner.

leasing price

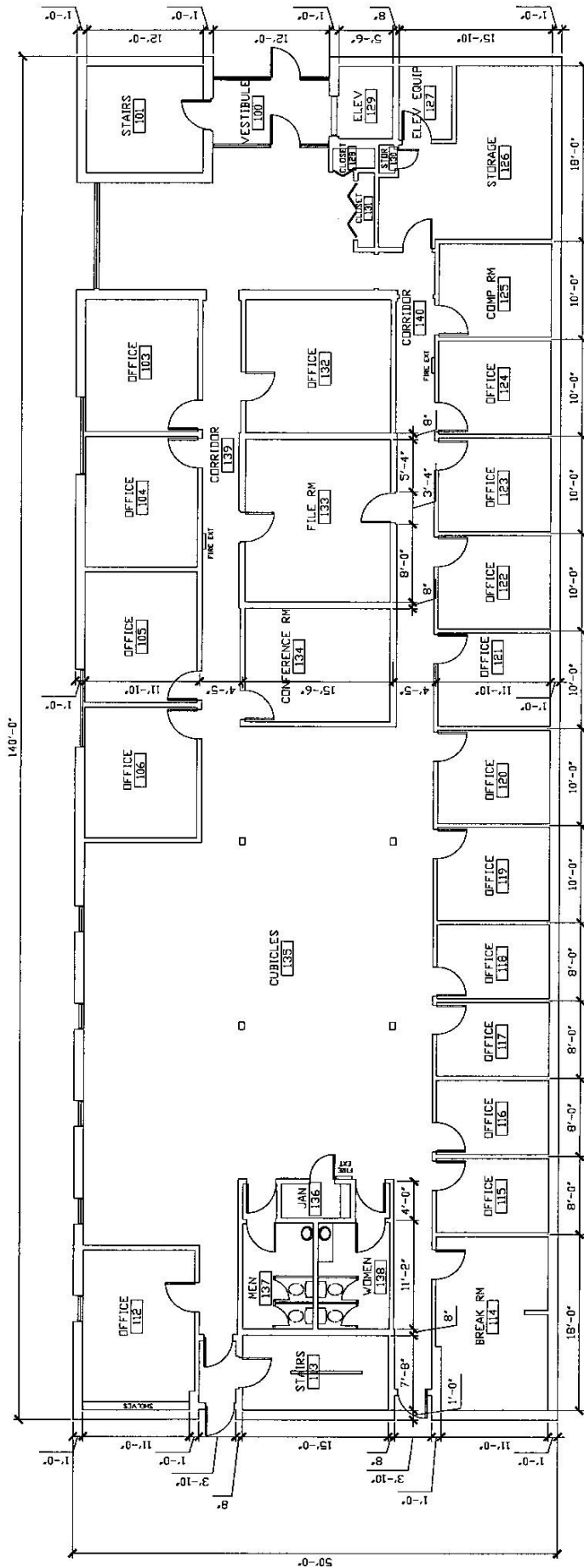
**\$8.50 per square foot per year,
Plus triple net and utilities**

listing price

\$1,700,000



1st floor plan



WESTERN HEALTH ASO
MAIN FLOOR PLAN



View from the window



Parking lot also available for sale

aerials

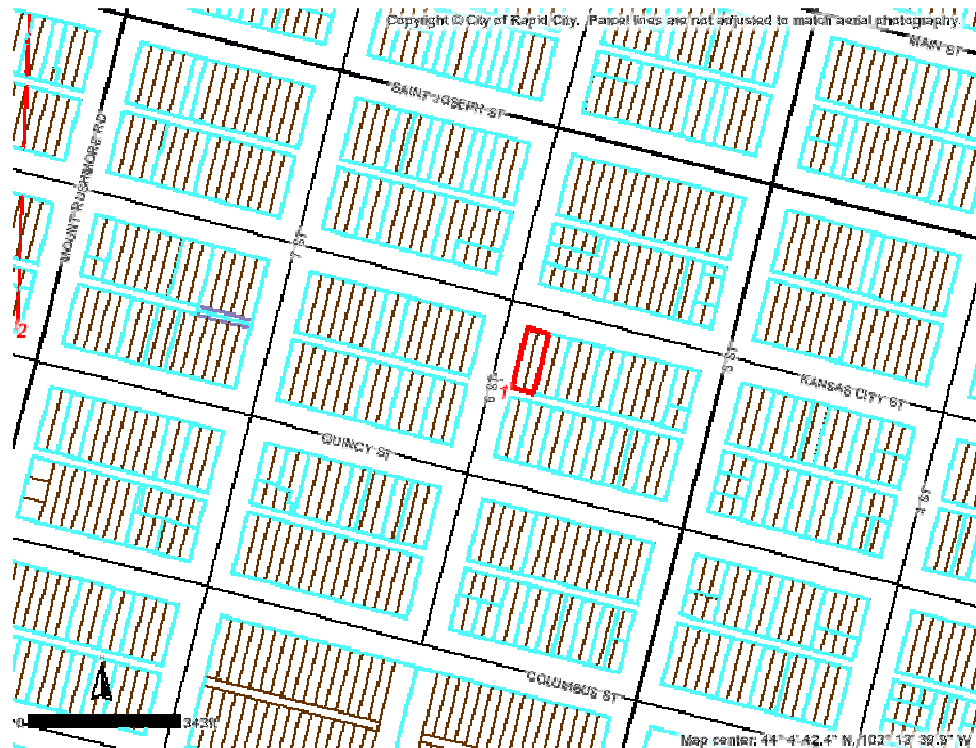


Note that North is

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To show a better aerial view of the building

street map



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legal notice

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