



Updated March 2012

BUSINESS AND BUILDING FOR SALE

Graphics Plus
324 St. Joseph
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

View commercial listings at
<http://www.RapidCityCommercial.com>

Ray Dvorak
Broker Associate

Prudential Kahler REALTORS®
2401 W Main Street, Rapid City SD 57702
605-343-7500 or 605-484-0156

E-mail ray@rjdrealestate.com



Prudential

address

324 St. Joseph
Rapid City, SD 57701

tax information

tax id #37471, 37472
2011 taxes payable in 2012:
\$7,284.58
2011 Assessed Value: \$367,900

legal description

Lot 21, & W20' of Lot 22, & E5' of
Lot 22, & All of Lot 23-24,
Sec 1, T1N R7E
Original Town of Rapid City
Pennington County

land information

total of .32 acres

zoning information

general commercial

financial information

financial information available with
signed confidentiality agreement

property description

Graphics Plus is two businesses in one that caters to architects, engineers, surveyors and construction businesses.

- ❖ The sale and service of various surveying equipment and supplies.
- ❖ Operating a printing and graphics shop and selling drafting and paper supplies.

Long time established business with a strong customer base. Experienced employees on staff and owner training available. This is a turn-key business with a protected territory.

Inventory to be purchased separately.

The building is also available for sale with the business. The 11,880 square foot main building is 2 stories. Graphics Plus is located on the first floor. The second floor contains several suites that are currently leased out. There is a 2,790 square foot attached storage warehouse.

business only price

\$300,000.00

business and building price

\$900,000.00



Buyer's agent to verify all information and measurements.

Graphics Plus Story

Graphics Plus was started by Jerry Kendall in 1984. Jerry was an equipment salesman from Mathison's in Sioux Falls that decided to move here and start a store. Darci Weyrich purchased it in June 2000 after 19 years of teaching. It was then basically a one person shop that did \$167,000.00 gross in its last year. It wasn't long until Darci asked Bruce to come and help her because it had grown so much.

Darci and Bruce sold blueprint machines, owned one Ricoh black and white engineering copier (sheet fed only) and sold Pentax survey equipment in the beginning. They have kept SECO, Chicago Steel Tape, Alvin and a few smaller vendors. Graphics has grown and added many lines. We are now a Topcon dealer with a protected territory. Topcon is the number one survey equipment dealer in Northern America. We are also authorized dealers for Sokkia, Ashtech (gps Magellan), Carlson software, Stanley Bostitch, Bosch, SKIL tools, Laser Alignment, Pro Shot, Pacific Laser, Presco, Azon, Azerty and many others. We have sold one machine control system but this area could be expanded upon.



Graphics Plus is two stores in one. Bruce sells and we service equipment. ie. auto levels, transits, lasers, GPS (mapping and survey grade), total stations and the supplies and equipment that go with it. Darci runs the print/graphics shop and the drafting and paper supplies. We have authorized dealerships for sales and service of KIP engineering copiers, Canon wide format printers, and Hewlett Packard products. We sell lots of paper, toner and ink for these products, drafting supplies, and so on. Graphics caters to architects, engineers, surveyors and construction. The print shop makes banners, posters, fixes and enlarges pictures, runs sets of house and commercial plans, etc. We have just purchased a 54" Roland ecosolvent printer to begin doing outdoor signage, vehicle graphics, billboards, etc.



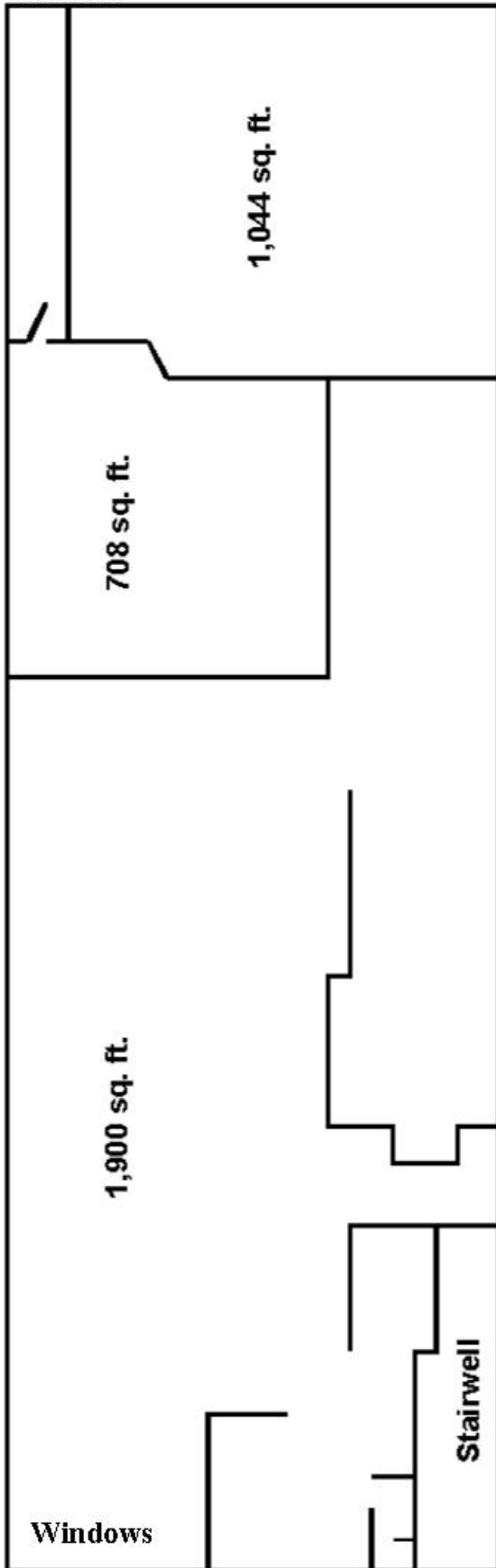
Graphics Plus has DUNS, ORCA, and CCR registrations. These registrations allow us to do a lot of business with the federal government (EAFB, BLM, etc), state (universities, DOT, Game, Fish & Parks, etc), cities, and schools. We are also registered to do business in North Dakota and have a salesman in Fargo. Eighty percent of our business is with professional companies and govt. entities that have charge accounts.

Bruce and Darci would like to sell the business to pursue other interests. They currently farm and ranch as well. Bruce would like to do the farm and ranch full time. They currently calve 140 cows and would like to expand. They would be willing to train the new owners and help them however they can. There are currently two excellent candidates trained to manage the print shop already on staff.

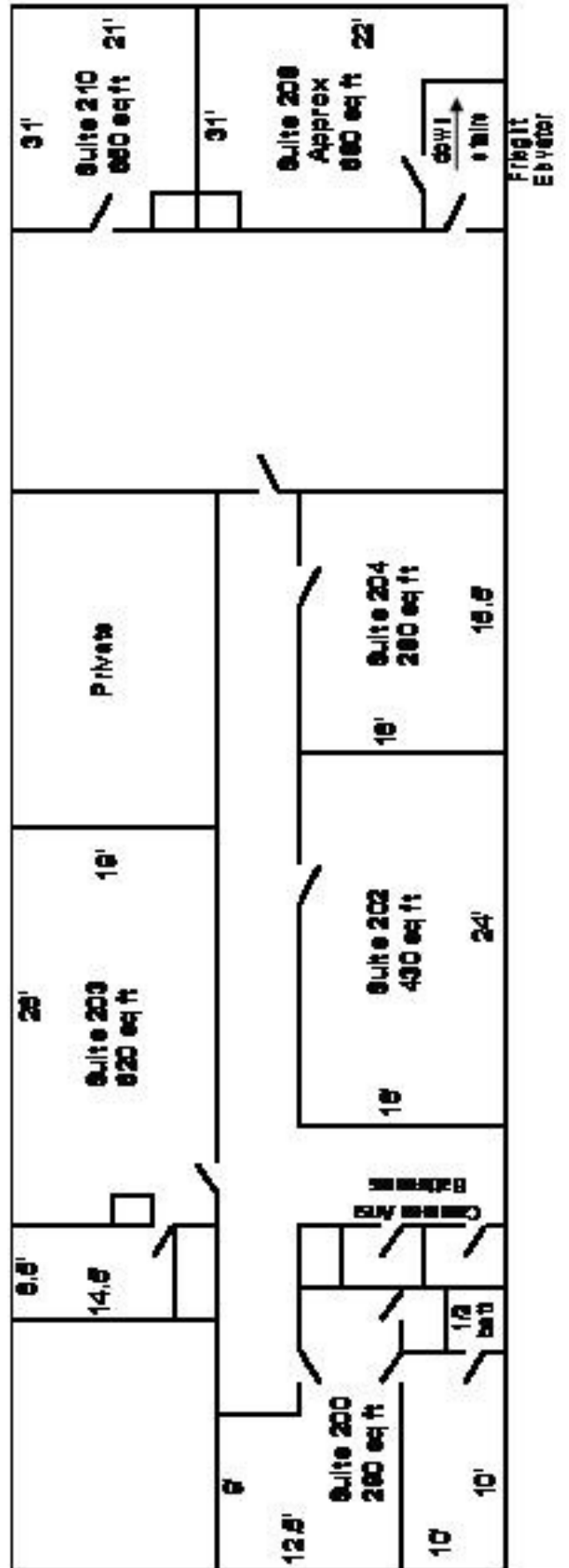
floor plans

main floor

Overhead Door



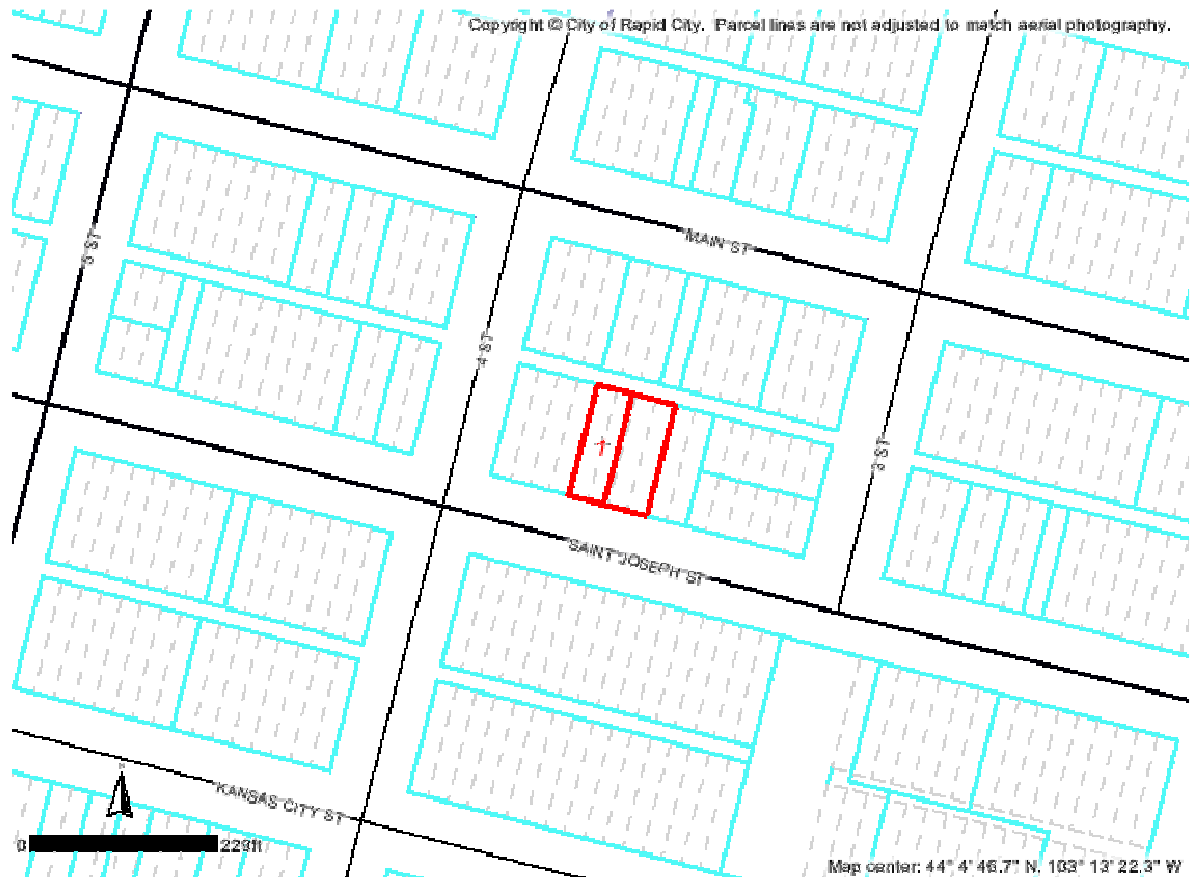
2nd floor



aerials



street map



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

Ray Dvorak
Broker Associate

Prudential Kahler REALTORS®
2401 W Main Street, Rapid City SD 57702
605-343-7500 or 605-484-0156

E-mail ray@rjdrealestate.com

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 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 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. 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 nor Prudential Kahler REALTORS 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.