



NNN LEASE INVESTMENT PROPERTY

625 FLORMANN STREET
RAPID CITY, SD 57701

FOR SALE \$1,049,000



INVESTMENT DETAILS

- ▶ Single Tenant NNN Investment Property
- ▶ Tenant is a subsidiary of QuickMD who purchased the business in March 2024
- ▶ Lease expires May 31, 2025
- ▶ Tenant currently has five 5-year renewal options
- ▶ Current Rent: \$7,333.33/Mo NNN
- ▶ Current business has been in the building since 2019 and remodeled the building specifically for their use.

TOTAL BUILDING SIZE - 5,527 SF

KW Commercial
Your Property—Our PrioritySM
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EXCLUSIVELY LISTED BY:

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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.

PROPERTY SUMMARY



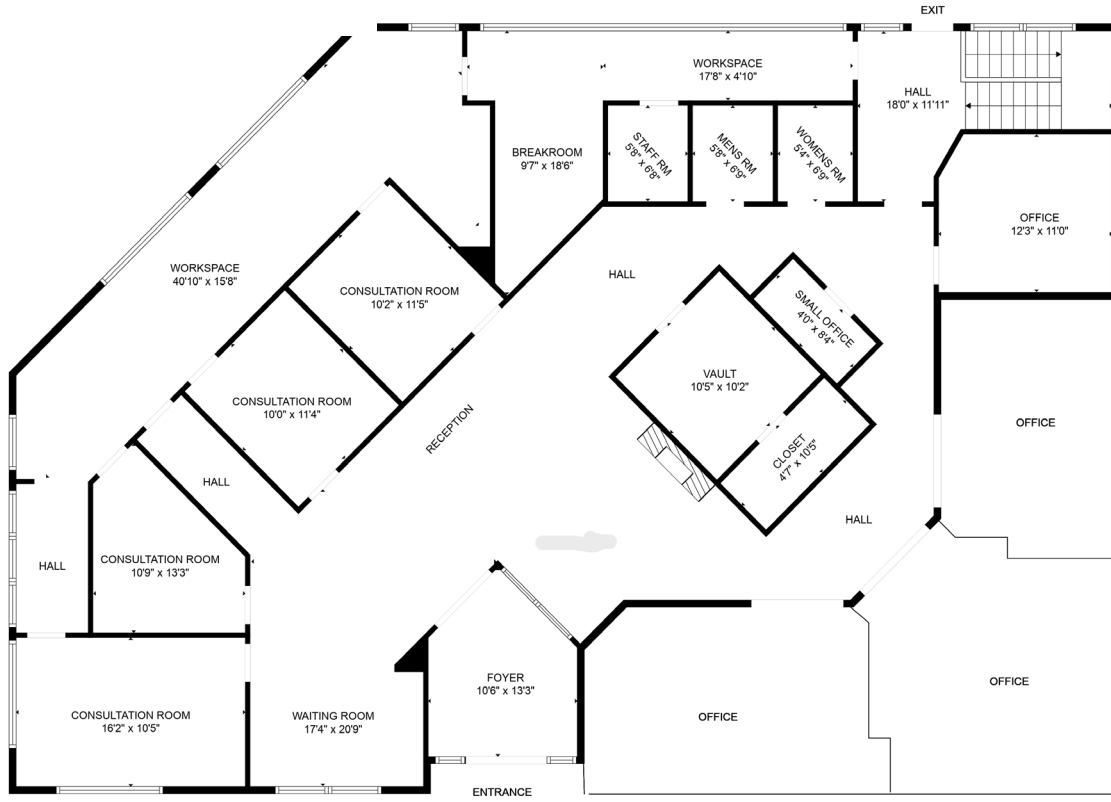
PROPERTY INFORMATION

Sale Price:	\$1,049,000
Building Size:	5,527 SF
Lot Size:	0.56 Acres
Year Built:	2001
Year Remodeled:	2019
Parcel IDs:	37-12-107-002 37-12-107-001
Tax IDs:	31790 31791
Taxes (2023):	\$13,453.66
Water/Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	MDU

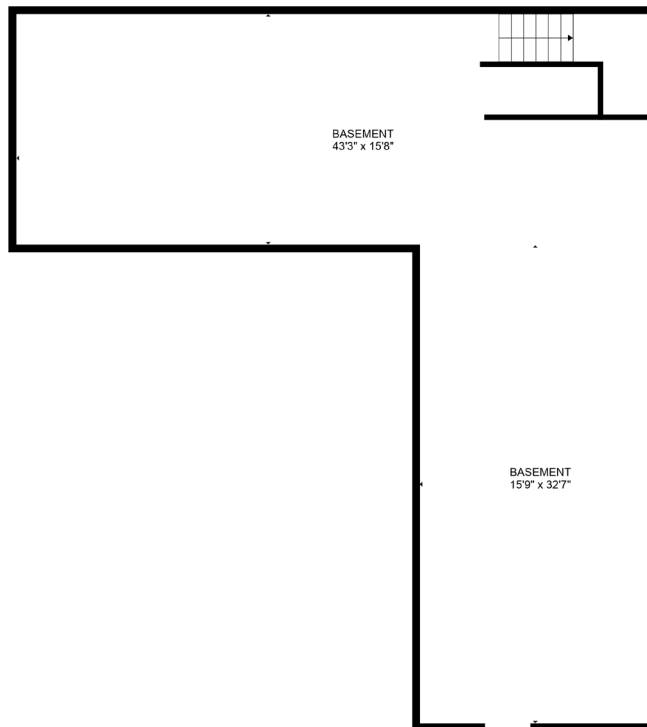
PROPERTY DETAILS

- ▶ Well located in the Rapid City medical corridor
- ▶ Extensive building remodel in 2019 and full basement renovation in 2023.
- ▶ The location currently provides counseling and treatment services for substance abuse.
- ▶ Building is equipped with interior and exterior video surveillance system
- ▶ Remote controlled heating/cooling system and an air purifying system installed throughout the entire building.
- ▶ Key card entry with ADA push plate
- ▶ Includes a fully functioning vault, 4 large offices, 4 consultation rooms, 3 restrooms, kitchenette, basement, and a parking lot with 20 spots.
- ▶ [View Lease Documents](#)

Main Level



Basement



BUILDING PHOTOS



INTERIOR PHOTOS



Reception



Waiting Area



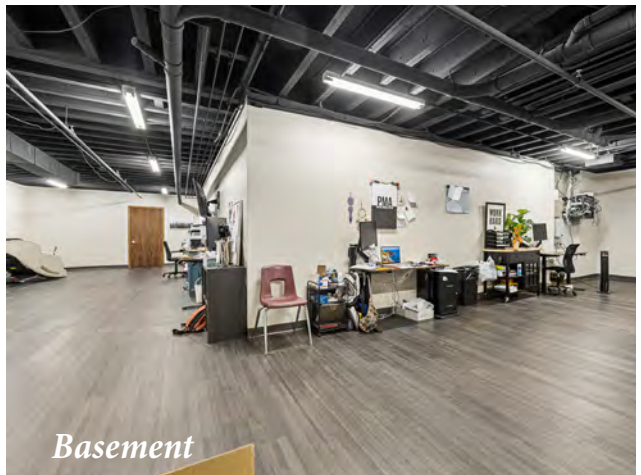
Office



Consultation Rm



Work Space



Basement

STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota’s central location and progressive business climate.

The Black Hills boasts the country’s most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state’s economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist industry.



BUSINESS FRIENDLY TAXES		
NO corporate income tax	NO franchise or capital stock tax	NO personal property or inventory tax
NO personal income tax	NO estate and inheritance tax	

REGIONAL STATISTICS	
Rapid City PUMA Population	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1** Outdoor Life–Best hunting and fishing town
- #4** Wall Street Journal–Emerging Housing Markets
- #11** Forbes–Best Small City for Business
- #4** CNN Money–Best Place to Launch a Business
- #4** WalletHub–Best Places to rent
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best State for Small Business Taxes
- #2** Best State for Quality of Life
- #2** Business Tax Climate by the Tax Foundation
- #3** Small Business Policy Index 2018 list
- #1** America’s Friendliest State for Small Business
- #2** Best Business Climate in the US
- #2** Best State for Overall Well-Being and Happiness
- #3** US News Fiscal Stability 2019 list



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DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

RAPID CITY COMMERCIAL

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