

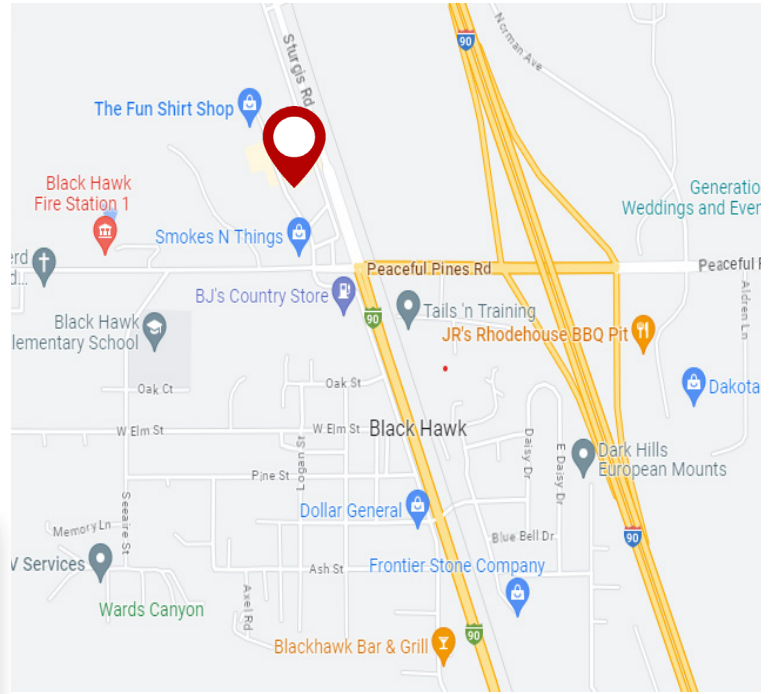


WAREHOUSE / RETAIL BUILDING

7519 STURGIS ROAD
BLACK HAWK, SD 57718

FOR SALE \$1,085,000

FOR LEASE \$10.00/SF/YR NNN



PROPERTY HIGHLIGHTS

- ▶ Retail building with great exposure on Sturgis Road
- ▶ No zoning restrictions allow for a variety of uses
- ▶ Currently used as a retail store, steel building and zoning would allow for an easy warehouse/ industrial conversion.
- ▶ 690 SF storage room with loading/unloading door
- ▶ Small private office
- ▶ 3 phase power
- ▶ Paved parking lot with 28 parking spots
- ▶ Mens/Womens restrooms

PROPERTY DETAILS

BUILDING SQFT	9,180 SF
LOT SIZE	1.0 Acre
WATER	Black Hawk
SEWER	Septic
ELECTRIC	BHP
GAS	MDU

LEASE INFORMATION

BASE RENT	\$10.00/SF/YR
MONTHLY RENT	\$7,650 + NNN

9,180 SQFT

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM

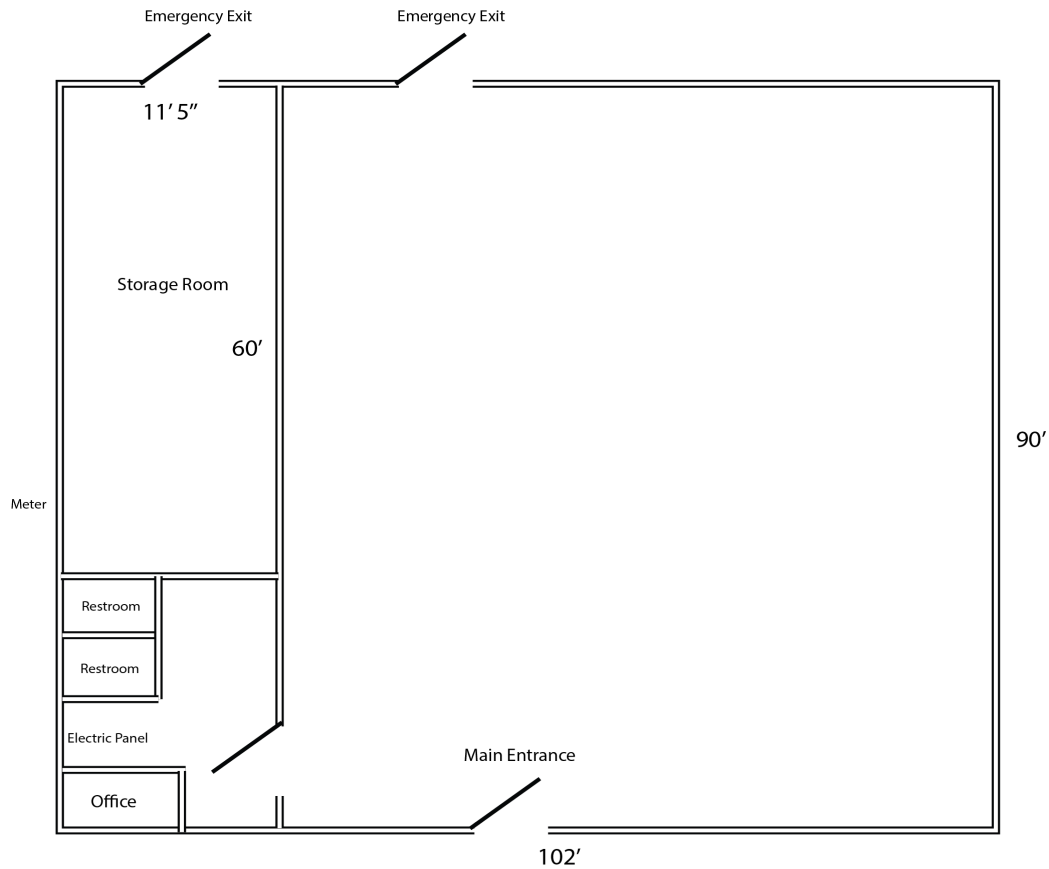
Commercial Broker

605.939.4489

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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.

PHOTOS & FLOOR PLAN



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