



**HIGH VISIBILITY RETAIL LOCATION**  
325 N CABELL STREET  
RAPID CITY, SD 57703

**FOR SALE \$799,000**

**FOR LEASE \$16.00/SF/YR NNN**



**BUILDING FOR SALE—3,520 SF**

**KW Commercial**

**Your Property—Our Priority<sup>SM</sup>**

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

**Keller Williams Realty Black Hills**

**EXCLUSIVELY LISTED BY:**

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325 N CABELL STREET  
RAPID CITY, SD 57701

**PROPERTY OVERVIEW**

**PROPERTY DETAILS**

Building Size:	3,520 Sq.Ft.
Lot Size:	0.28 Acres
Water & Sewer:	Rapid City
Electric	BHP
Gas:	MDU
Taxes (2023):	\$4,233.12
Special Assessments:	\$91.48
<i>Sale Price:</i>	<i>\$799,000</i>

**LEASE INFORMATION**

Lease Rate:	\$16.00/SF/YR NNN
Est. NNN:	\$2.50
<i>Monthly Rent:</i>	<i>\$5,427</i>

**PROPERTY HIGHLIGHTS**

- ▶ High visibility, high traffic retail location on N Cambell Street.
- ▶ Commercial building is located in the heart of growth in Rapid City.
- ▶ The building has been completely remodeled inside and out with new lighting, stucco exterior, custom flooring and monument sign upgrades.
- ▶ Space includes 2 offices, a large open retail floor, and an OH door with inventory storage room.
- ▶ Large monument sign, electronic reader board and daily traffic counts of nearly 27,000 cars will guarantee your business will be noticed.
- ▶ Owner prefers to sell on a contract for deed with 20% down at a below market interest rate

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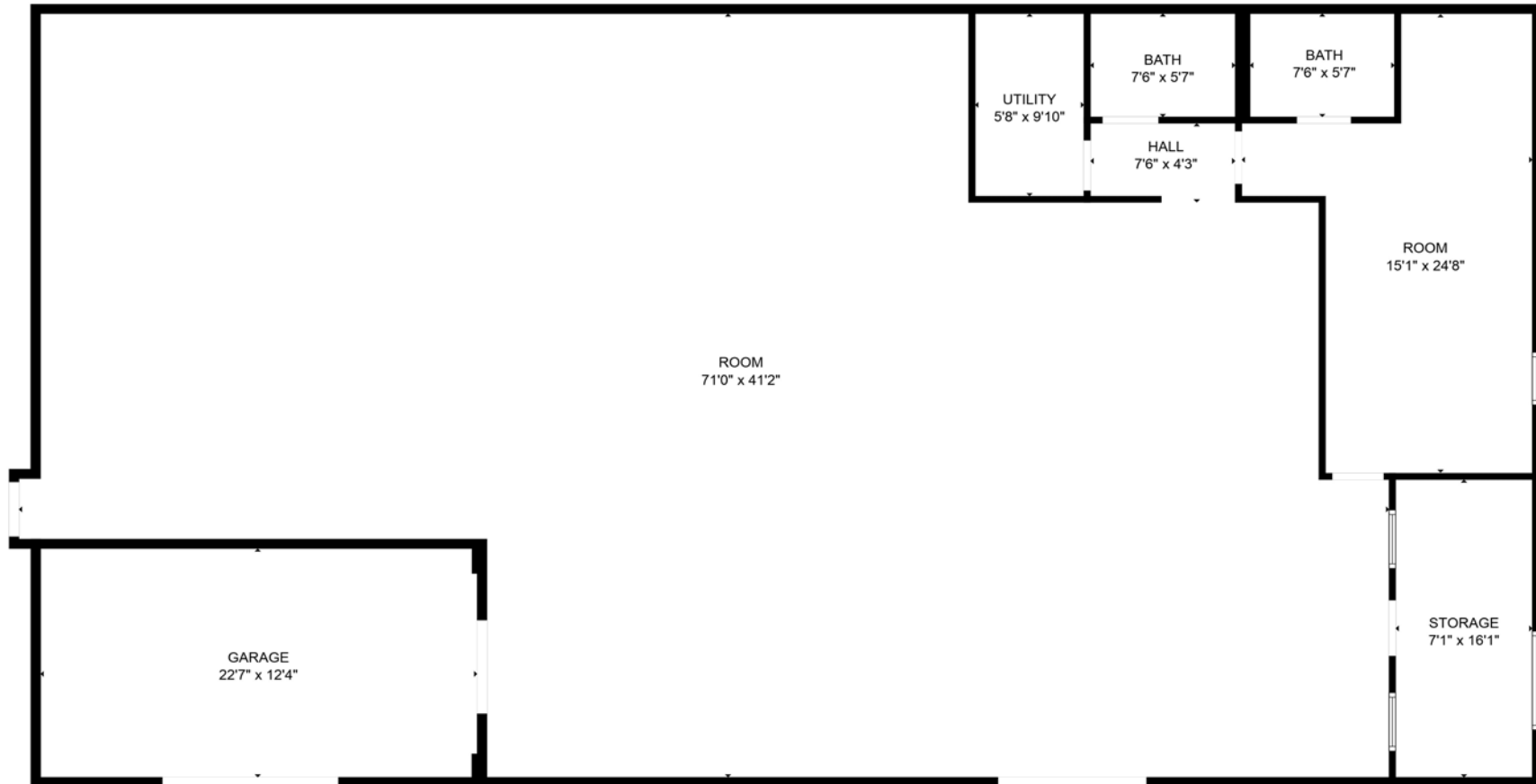
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**FLOORPLAN**



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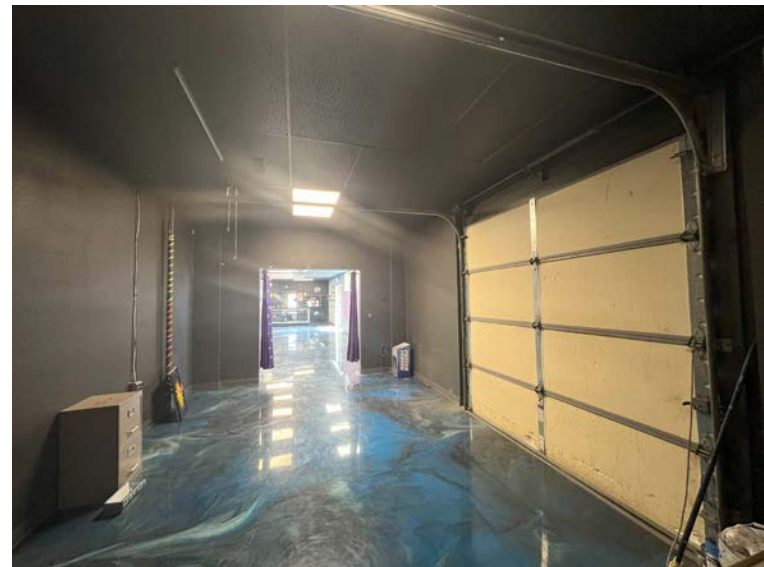
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**INTERIOR PHOTOS**



**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	
<b>NO</b>	corporate income tax
<b>NO</b>	franchise or capital stock tax
<b>NO</b>	personal property or inventory tax
<b>NO</b>	personal income tax
<b>NO</b>	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 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

**RAPID CITY**

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

**SOUTH DAKOTA**

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