



OFFICE & WAREHOUSE FOR SALE OR LEASE
729 E WATERTOWN STREET
RAPID CITY, SD 57701

\$745,000 / \$4,725 PER MONTH



5,632 SQFT OFFICE + 1,440 SQFT WAREHOUSE

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:



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PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- ▶ 5,632 sqft office building and 1,440 sqft warehouse on 0.55 acres.
- ▶ Main level of office building has 4 private offices and two larger office spaces for training/conference room or multiple workstations. Welcoming reception area, windows throughout allow for significant natural light, m/w restrooms and large storage room or copy room.
- ▶ Lower level has 51' x 23' open area for workstations, training room or conference, three large offices, kitchenette area, restroom and storage areas.
- ▶ LVT flooring throughout the heavy traffic areas, built-in cabinetry in conference/training rooms and carpeting in the offices.
- ▶ Warehouse features overhead heat, 16' x 10' overhead door, and storage room with built-in shelving.
- ▶ Centrally located just three blocks west of from Cambell/E North St and Dakota Market Square, allowing easy access to I-90, Downtown Rapid City, and Rapid Valley.

PROPERTY DETAILS

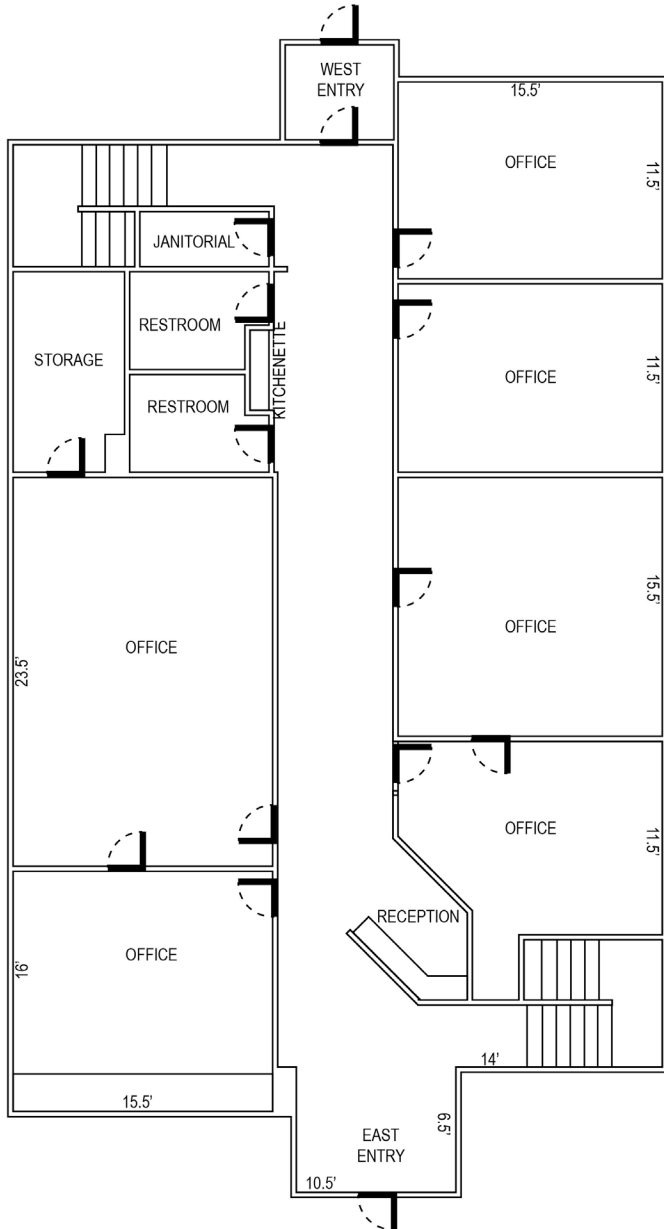
Office Size:	5,632 SqFt
Warehouse Size:	1,440 SqFt
Overhead Door:	1-16' x 10'
Acres:	0.55
Offices:	9
Conference Room:	2
Parking:	17
Parcel ID:	21-31-406-004
Tax ID:	45644
Taxes (2023):	\$7,880.80
Water & Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities
Sale Price:	\$745,000
Lease Rate:	\$4,725 per month plus NNN expenses

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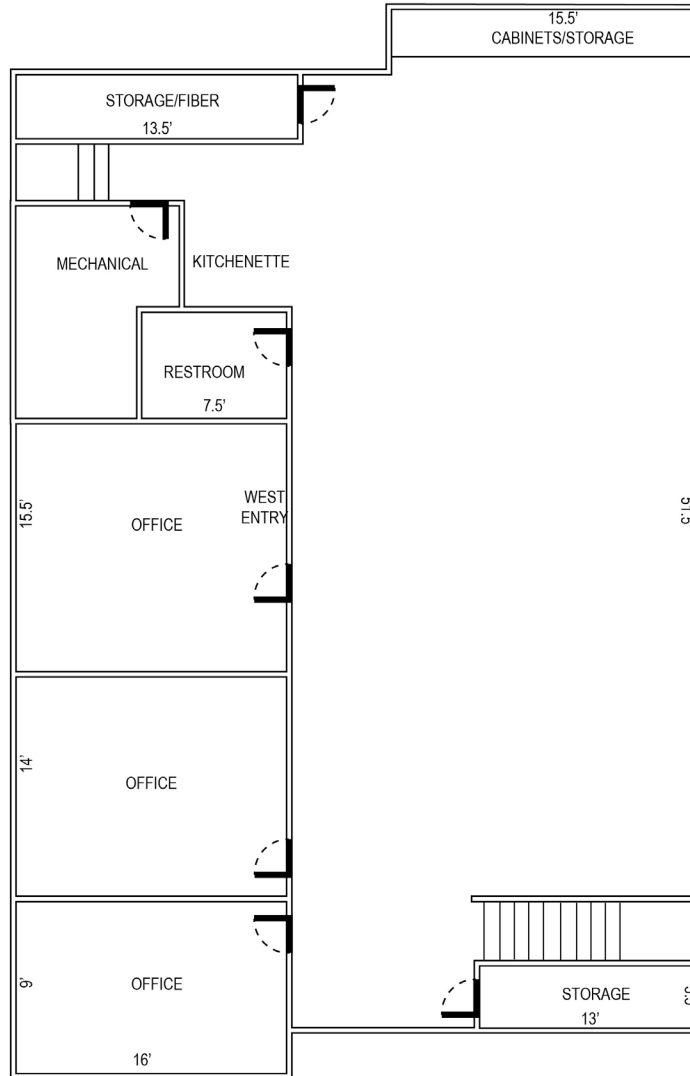
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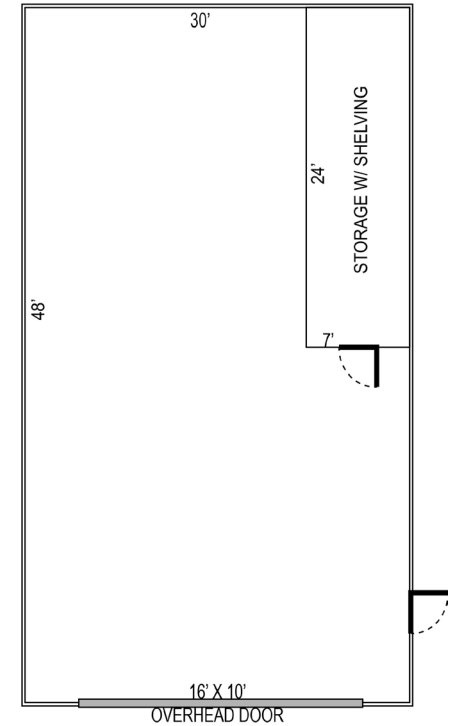
FLOOR PLANS



Main Floor



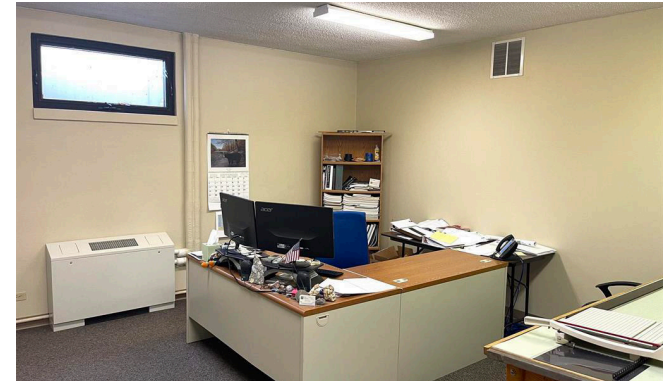
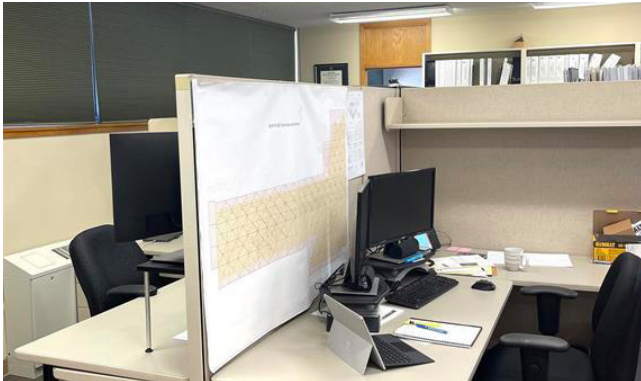
Lower Level



Warehouse

**Not to scale*

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	
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 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