



# RETAIL BUILDING WITH WAREHOUSE

911 E ST PATRICK STEET  
RAPID CITY, SD 57701

**FOR SALE \$1,512,000**

**21,600 SQUARE FEET**

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:**

**Chris Long**, SIOR, CCIM

Commercial Broker, KW Commercial

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RAPID CITY, SD 57701

### PROPERTY DETAILS

Total Building SF:	21,600 SqFt
Acres:	1.72
Parcel ID:	38-07-201-002
Tax ID:	39617
Taxes (2022):	\$16,296.48
Legal Description:	Midland Subd, Lot 2
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities
<b>Sale Price:</b>	<b>\$1,512,000</b>



### PROPERTY SUMMARY

#### PROPERTY HIGHLIGHTS

- ▶ High visibility retail location with great parking!
- ▶ 3 phase power / 1,200 amps
- ▶ Loading dock (8'6"X9') opens to large warehouse area
- ▶ The end cap space was previously one of the highest grossing liquor stores in Rapid City.
- ▶ The shopping center provides significant paved parking and St Patrick is a major E/W corridor on Rapid City's southeast side
- ▶ With block wall construction and a rubber membrane roof, this property is in great shape!
- ▶ Each unit contains a small office space
- ▶ Both units can easily combine to create one large unit
- ▶ Daily traffic counts recorded at 12,607

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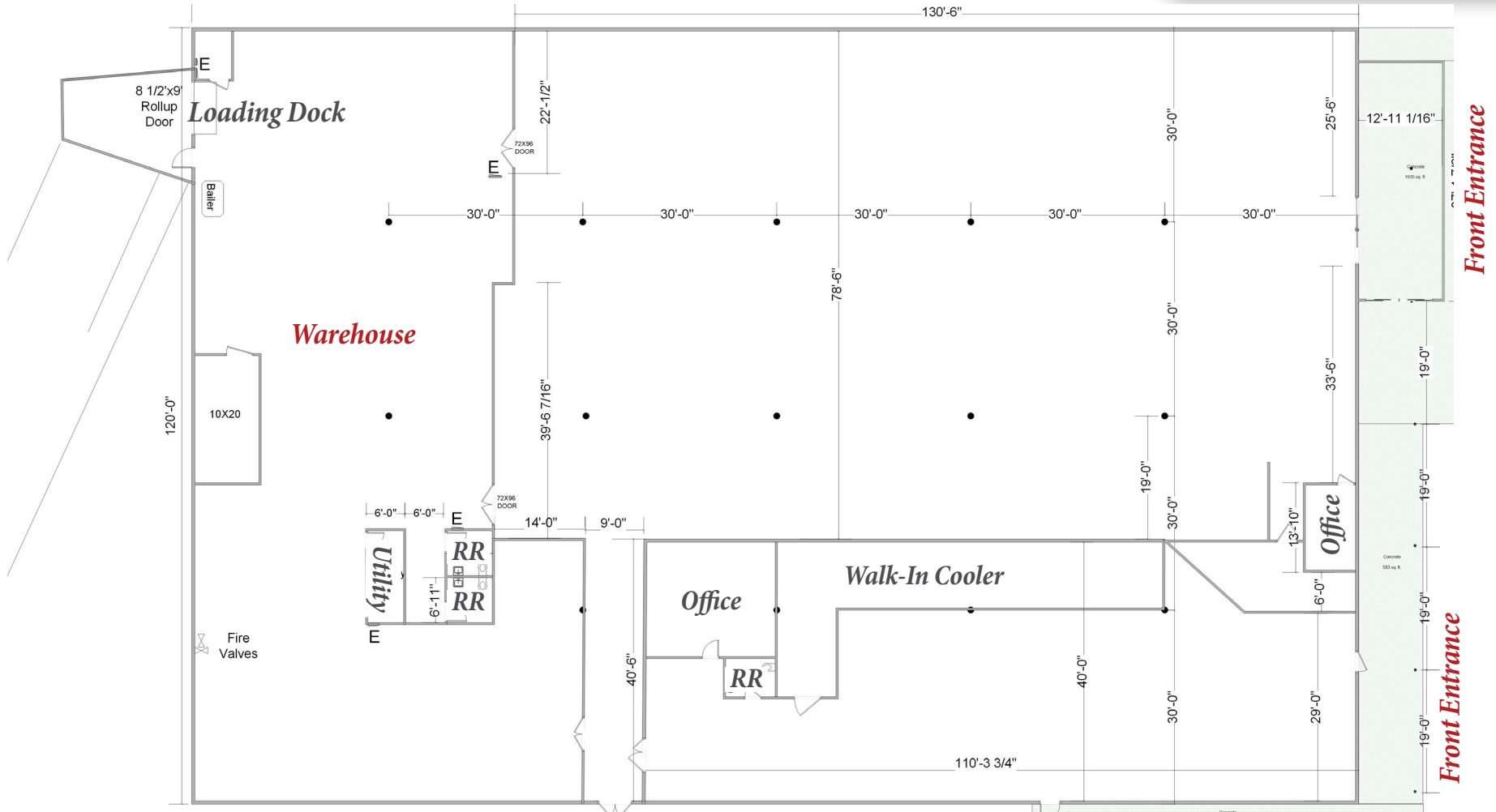
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**FLOOR PLAN**



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chris@rapidcitycommercial.com \*Not to scale

**BUILDING 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