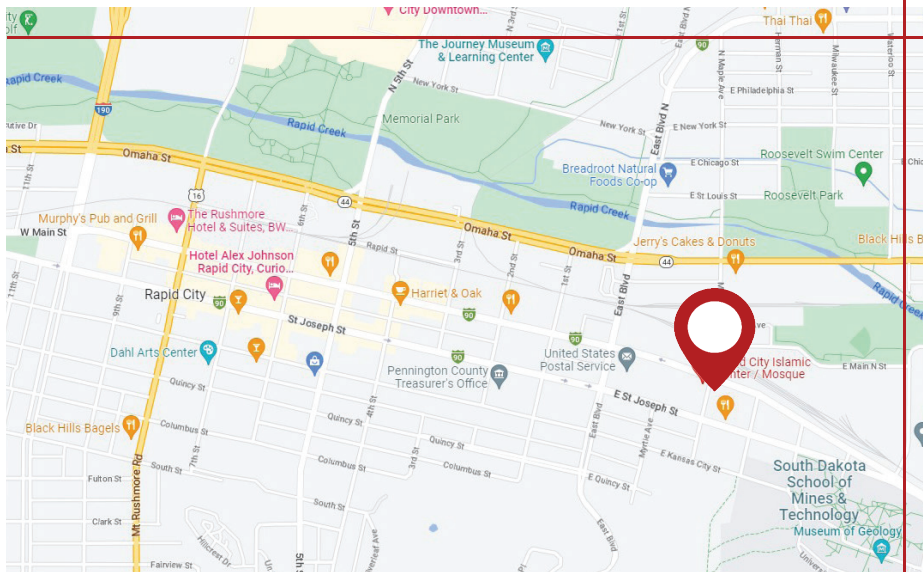




MAIN STREET OFFICE BUILDING

127 E MAIN STREET
RAPID CITY, SD 57701

FOR SALE \$325,000



PROPERTY OVERVIEW

- ▶ Centrally located on the corner of Maple and Main Street
- ▶ High traffic and Urban Commercial zoning for flexible usage
- ▶ Upper level offers approximately 948 square feet of office space
- ▶ Additional 600 square feet of unfinished basement
- ▶ Currently leased through June 2025
- ▶ Future development potential

BUILDING FOR SALE—1,548 SF

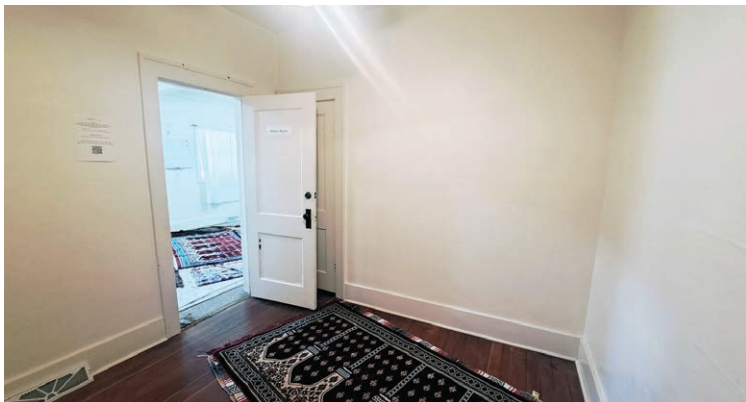
KW Commercial
Your Property—Our PrioritySM
2401 West Main Street, Rapid City, SD 57702
605.335.8100 | www.RapidCityCommercial.com
Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM
Commercial Broker
605.939.4489
chris@rapidcitycommercial.com

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 DETAILS



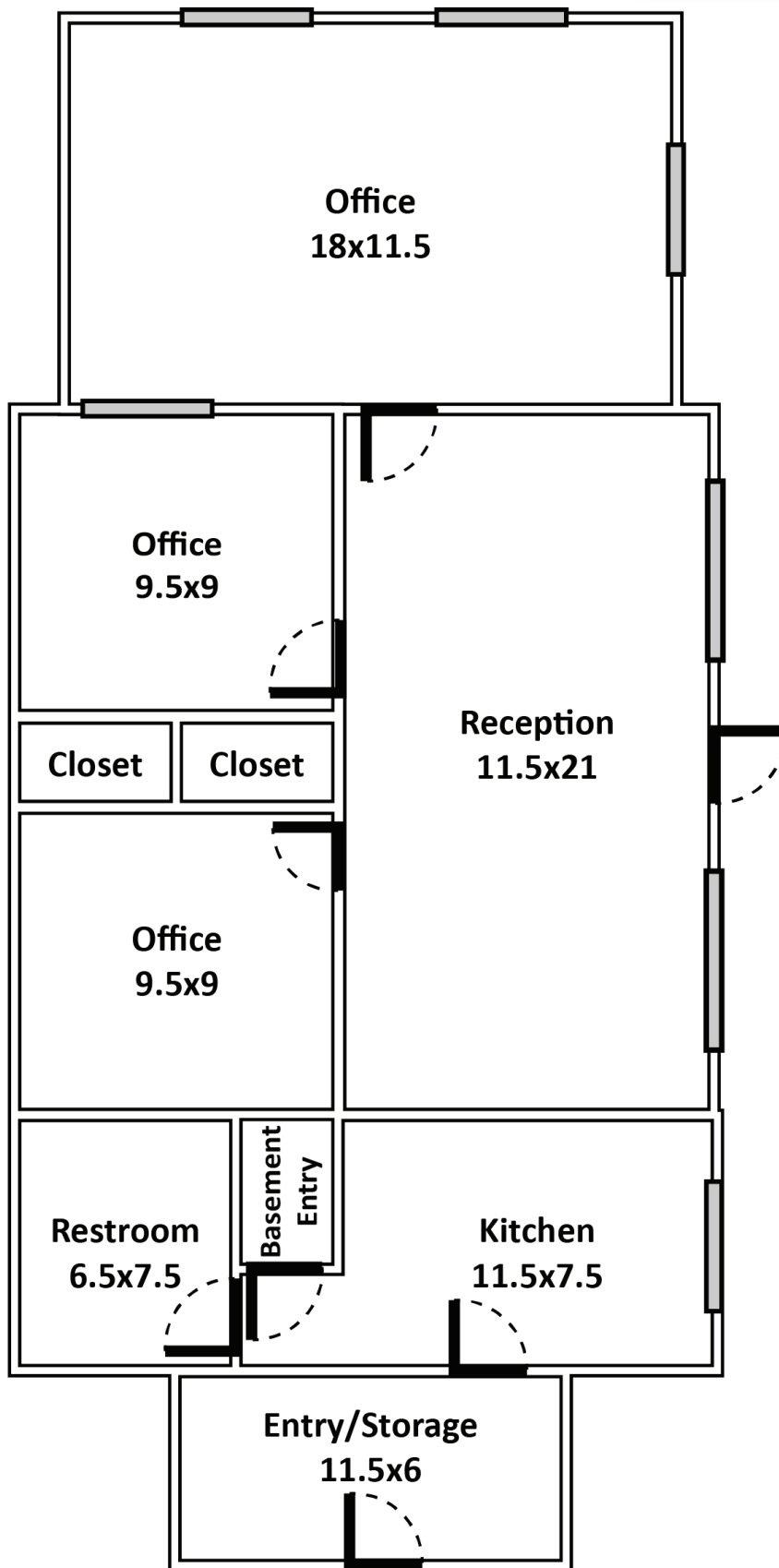
PROPERTY INFORMATION

Parcel ID:	3701276004
Sale Price:	\$325,000
Total SF:	1,548 SF
Acres:	0.19 Acres
Zoning:	Urban Commercial
Parking:	Paved lot, 10 spaces
Year Built:	1920
Tax ID:	36572
Taxes (2022):	\$2,376.24
Special Assessments:	\$24.83
Legal Description:	PARK ADD; BLOCK 4; LOT 3-4 Township 1 North, Range 7 East, Section 1
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Power
Gas:	Montana-Dakota Utilities



127 E MAIN STREET
RAPID CITY, SD 57701

FLOORPLAN



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