



# MULTI-TENANT WAREHOUSE INVESTMENT

4624 CREEK DRIVE  
RAPID CITY, SD 57701

**FOR SALE \$2,050,000**



## PROPERTY HIGHLIGHTS

- ▶ Rare Investment Opportunity
- ▶ 100% Occupancy
- ▶ Newer Construction (2017/2018)
- ▶ Below Market Rents
- ▶ Easy access to Hwy 79 and the future Black Hills Industrial Center
- ▶ General Commercial Zoning
- ▶ 14' Overhead Doors
- ▶ Warehouse, Office, and Retail Uses
- ▶ [NDA and Financials](#)

**FOR SALE - APPROX. 17,385 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)

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**PROPERTY DETAILS**

**PROPERTY OVERVIEW**

Rare investment opportunity in the rapidly growing south side of Rapid City. 5 tenant building with 17,385sf, currently 100% occupied. Retail/Warehouse units and General Commercial Zoning allows for a wide range of tenant uses as seen with the current occupants (brewery, insurance company, interior design, etc). The spaces feature a mix of warehouse, office, and retail and each unit has a 14' overhead door. Built in 2017. This area will only grow in popularity with the new Black Hills Industrial Center under construction and easy access to Hwy 79 and Elk Vale bypass. Leases and rent roll available with signed NDA.



**4624 CREEK DRIVE DETAILS**

|                      |                    |
|----------------------|--------------------|
| SQFT:                | Approx. 17,385     |
| Lot Size:            | 1.58 Acres         |
| # of Tenants:        | 5                  |
| Current Annual Rent: | \$154,120          |
| Tax ID:              | 62055              |
| Taxes (2023):        | \$27,057.84        |
| <b>Sale Price:</b>   | <b>\$2,050,000</b> |



**PHOTOS**





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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