



PRIVATE HANGAR OPPORTUNITY

3960 COOK HANGAR LANE
RAPID CITY, SD 57703

FOR SALE \$340,000



HANGAR FOR SALE—3,600 SF

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

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Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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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.



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PROPERTY OVERVIEW

A modern 60 x 60 (3,600 SF) hangar at Rapid City Regional Airport, is now available for sale. This first-class hangar offers versatility for any owner. Perfect for multi-piston, light jet, or smaller turboprop aircraft, this hangar affords the new occupant several options. Features include a 52' x 16' hydraulic door, two gas hanging heaters, a bathroom, and a 12' x 14' overhead door vehicle entrance in the rear.

PROPERTY FEATURES

- ▶ Ground lease through January 2043
- ▶ Two Hanging Gas Heaters
- ▶ Fire Suppression System
- ▶ 52' x 16' Hydraulic Door, 12' x 14' Drive-In Door
- ▶ 'Big Ass Fan' and Restroom
- ▶ Sealed Cement Floor



ABOUT THE AIRPORT:

The Rapid City Airport is located nine miles southeast of Rapid City, in Pennington County, South Dakota. The airport covers 1,655 acres at an elevation of 3,203 feet. There are two runways: 14/32 is 8,701 by 150 feet, concrete; and 5/23 is 3,601 by 75 feet, asphalt. There is also a near-parallel grass runway (13/31, 2,400 by 100 feet), and exists approximately 2,400 feet from Runway 14/32. 2021 Total Commercial Passengers: 690,740.

OVERVIEW



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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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 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	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

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** WalletHub—Best Places to rent

- #4** CNN Money—Best Place to Launch a Business
- #11** Forbes—Best Small City for Business

- #4** Wall Street Journal—Emerging Housing Markets
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best Business Climate in the US
- #2** Business Tax Climate by the Tax Foundation

- #1** America's Friendliest State for Small Business
- #2** Best State for Quality of Life
- #3** US News Fiscal Stability 2019 list

- #2** Best State for Small Business Taxes
- #2** Best State for Overall Well-Being and Happiness
- #3** Small Business Policy Index 2018 list