



HIGH VISIBILITY CORNER LOT

3637 STURGIS ROAD
RAPID CITY, SD 57702

FOR SALE \$229,000

INVESTMENT HIGHLIGHTS

- ▶ Great corner lot location with visibility
- ▶ Busy westside intersection, with a recorded average daily traffic of 12,293 vehicles
- ▶ 13 existing parking spaces (shared)
- ▶ Ideal for retail or office opportunities - zoned General Commercial
- ▶ Lot was previously planned for a ~1,500 SF building



LAND FOR SALE — 0.46 ACRES

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 DETAILS

PROPERTY OVERVIEW

Extremely high-visibility corner lot westside intersection. General commercial zoning makes it perfect for your next retail or office project. Access easement and shared parking with the building next door. Previously planned out for a ~1,500 SF building footprint and 14+ parking spaces. Plans available upon request.



PROPERTY INFORMATION

Sale Price: \$229,000

Parcel ID: 20-33-403-010

Lot Size: 0.46 Acres

Tax ID: 36823, 49465, 54471

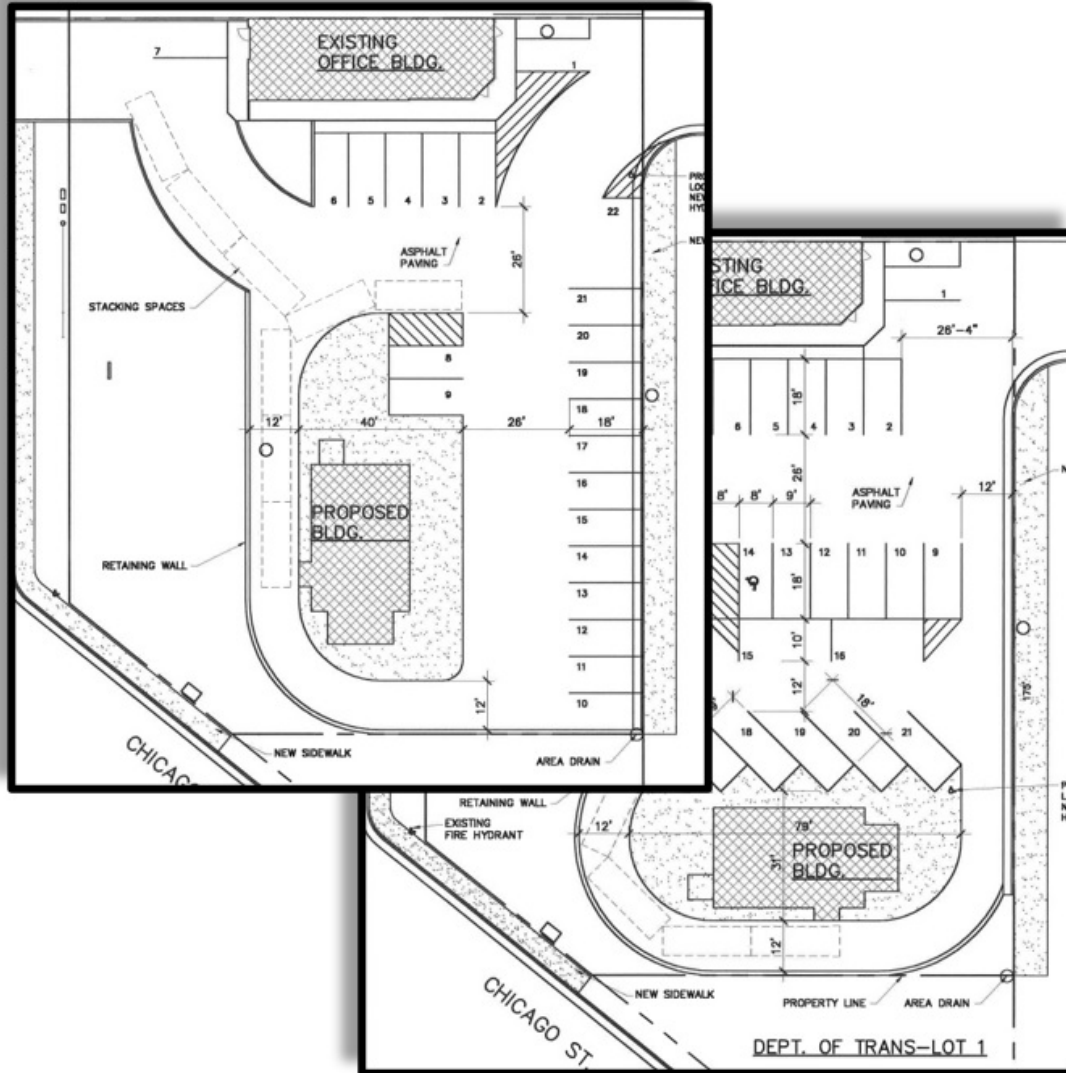
Taxes (2024): \$2,026.34

Legal Description: Rounds, C D, BLOCK 11, Lot 6 - 7 Township 2 North, Range 7 East, Section 33 et al.

Water Service: Rapid City

Sewer Service: Rapid City





**Old plans by previous owner. Not a guarantee of site viability.*