



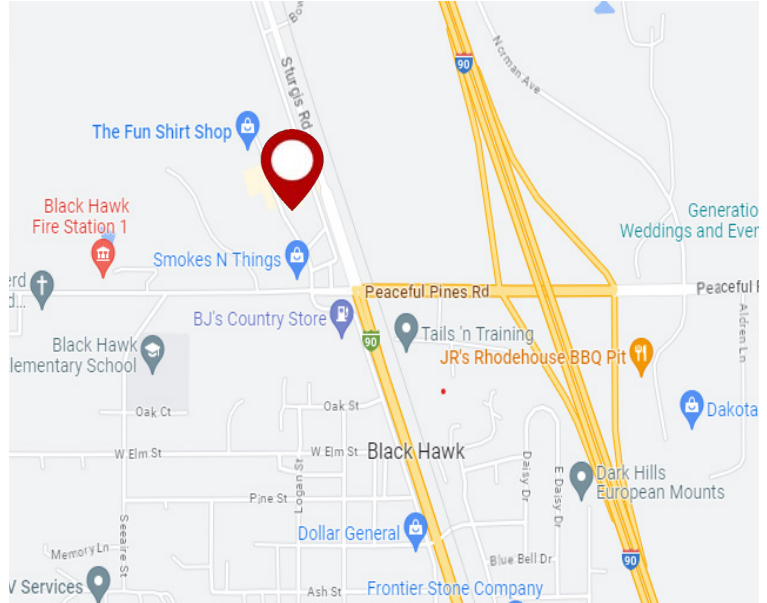
# WAREHOUSE / RETAIL BUILDING

7519 STURGIS ROAD

BLACK HAWK, SD 57718

**FOR SALE \$925,000**

**FOR LEASE \$8.50/SF/YR NNN**



## PROPERTY HIGHLIGHTS

- ▶ Retail building with great exposure on I-90!
- ▶ No zoning restrictions allow for a variety of uses
- ▶ Currently used as a retail store, steel building and zoning would allow for an easy warehouse/ industrial conversion.
- ▶ Fiber Internet is available with MIDCO (1 gig download)
- ▶ Sidewall Height - 15ft, Center Height - 17ft
- ▶ 690sf storage room with loading/unloading door
- ▶ Small private office and M/W restrooms
- ▶ 3 phase power
- ▶ Paved parking lot with 28 parking spots

## PROPERTY DETAILS

Building Size	9,180 SF
Lot Size	1.0 AC
Taxes (2023)	\$10,381/yr
Zoning Restrictions	N/A
Water	Black Hawk
Sewer	Septic
Electric	BHP
Gas	MDU
Sale Price	\$925,000

## LEASE INFORMATION

Lease Rate	\$8.50/SF/YR NNN
Monthly Rent	\$6,502.50 plus NNN

## PRE ENGINEERED STEEL STRUCTURE

**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

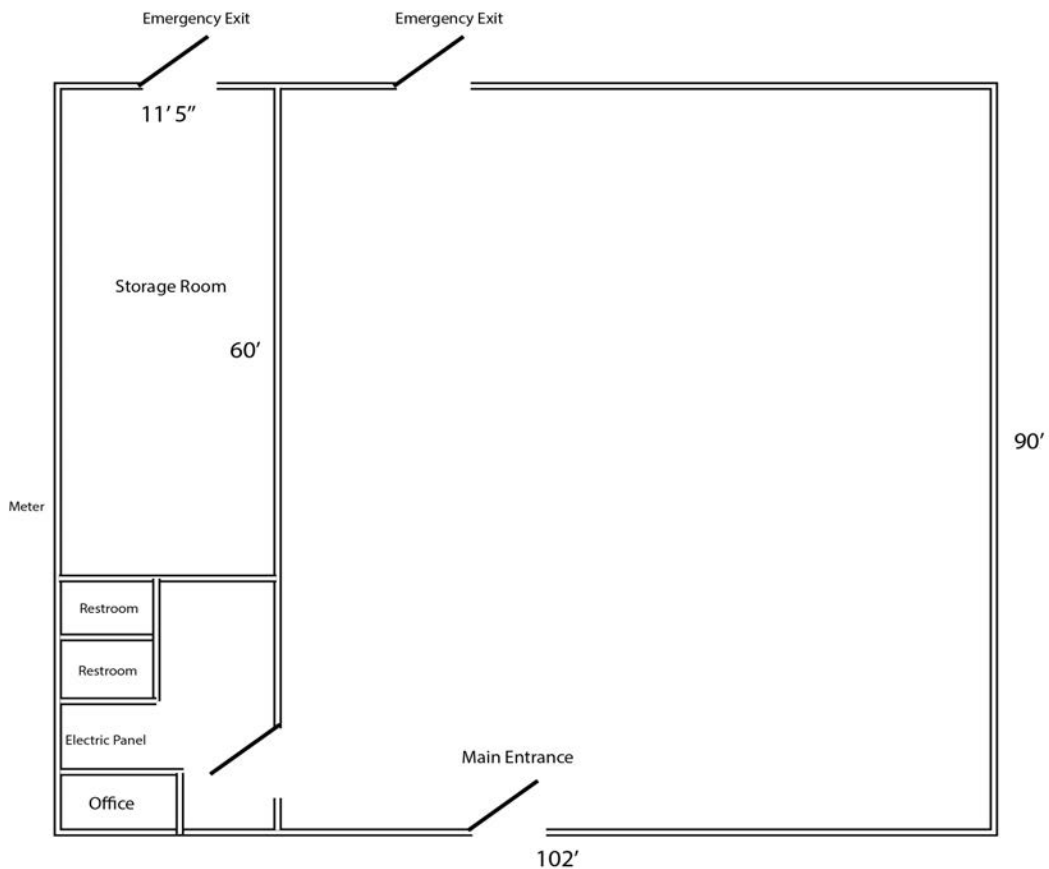
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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**PHOTOS & FLOOR PLAN**



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