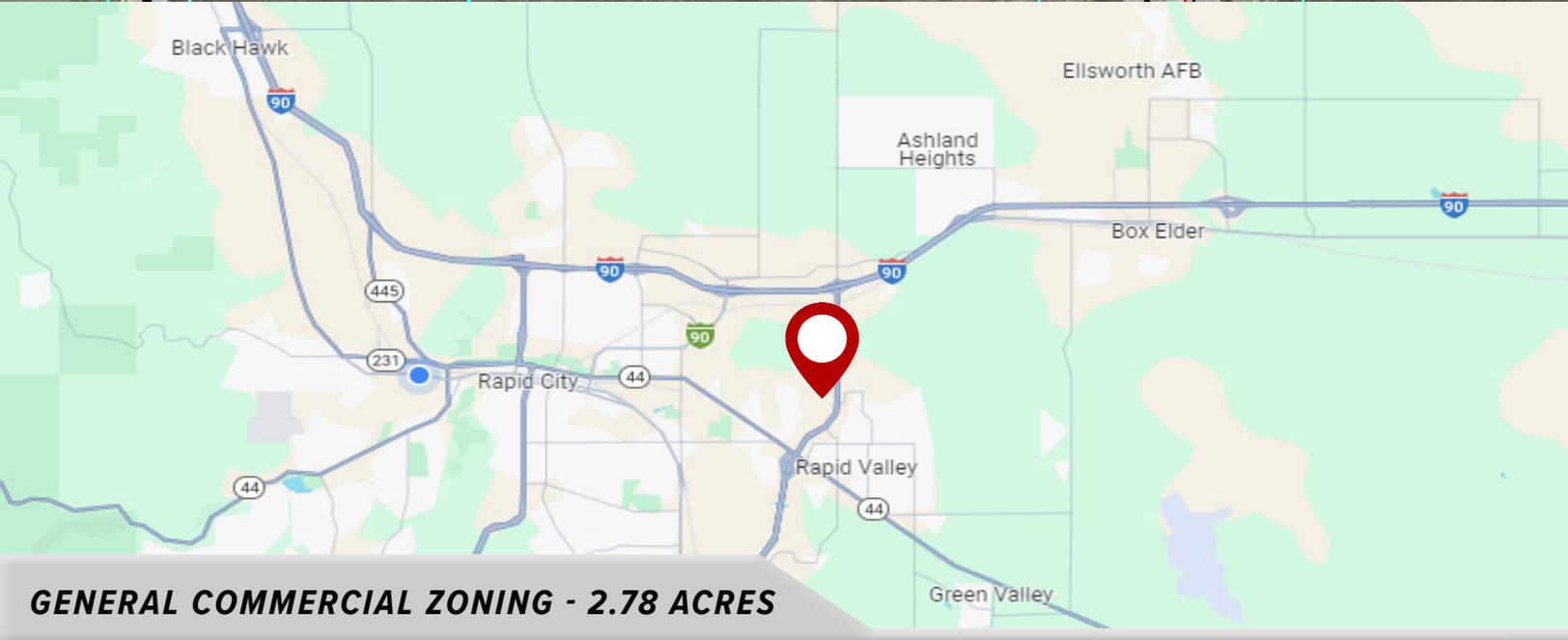
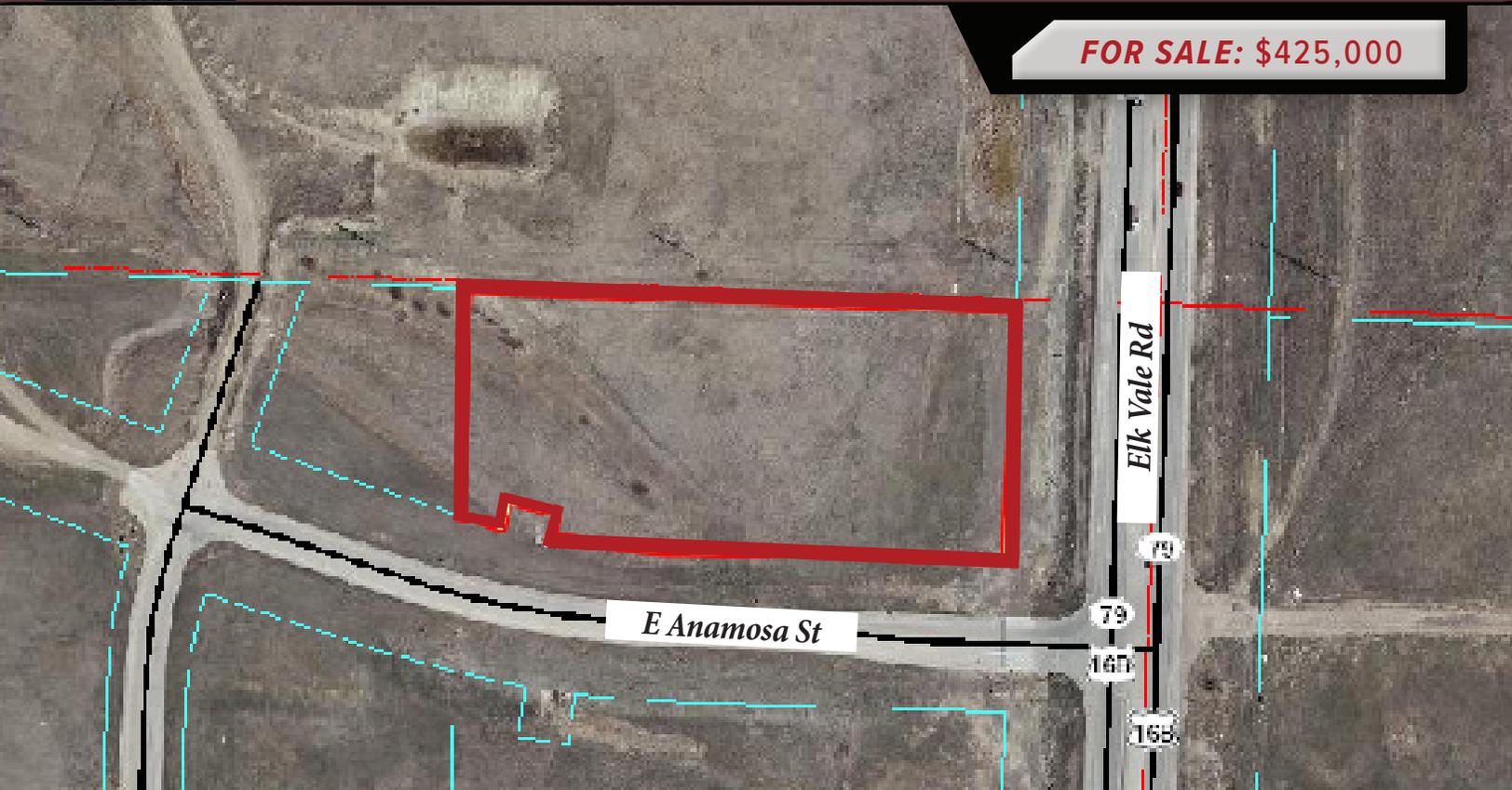




# HIGH VISIBILITY COMMERCIAL LAND

TBD ELK VALE ROAD  
RAPID CITY, SD 57701

**FOR SALE: \$425,000**



**GENERAL COMMERCIAL ZONING - 2.78 ACRES**

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  
Commercial Broker  
605.939.4489  
[chris@rapidcitycommercial.com](mailto: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.

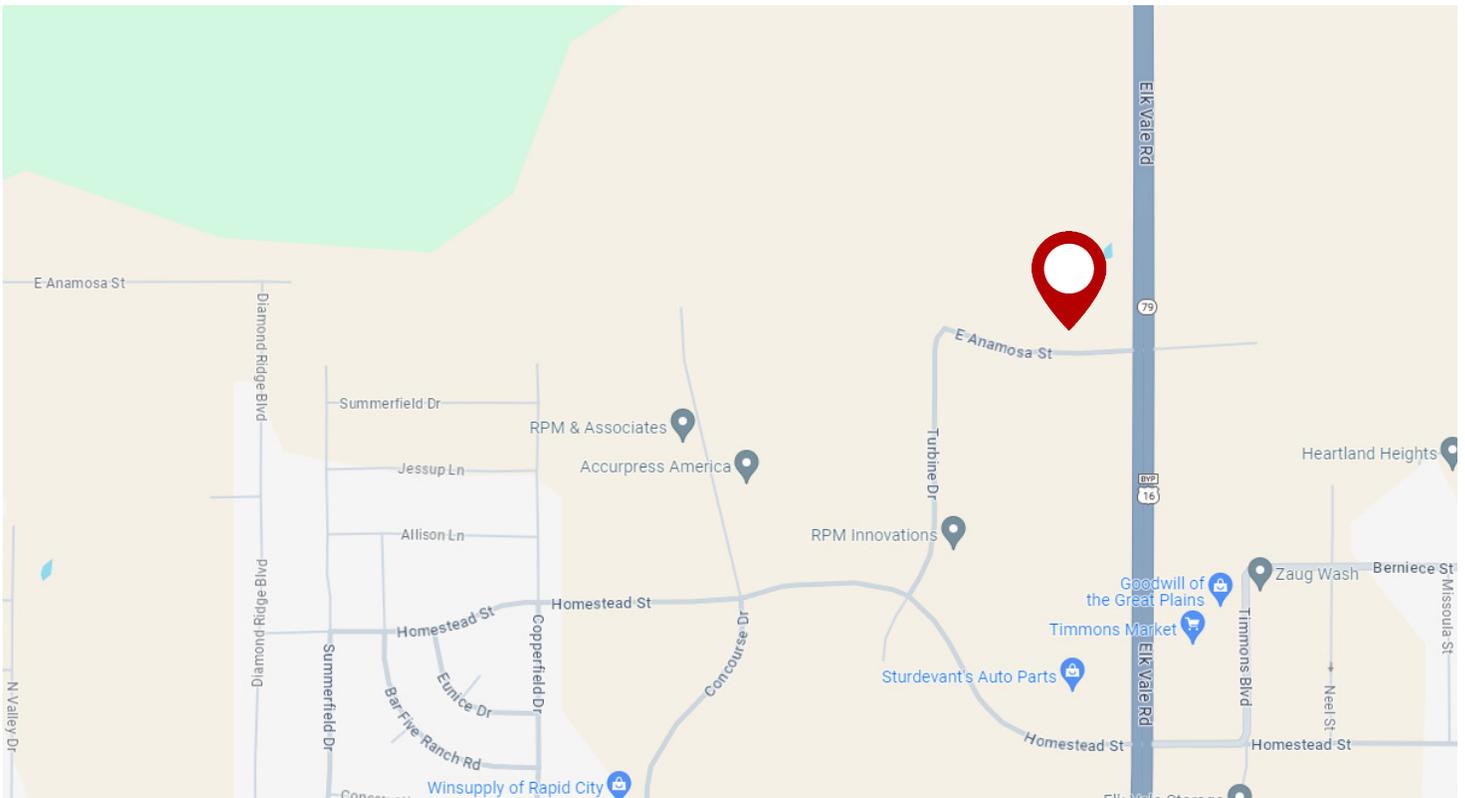


**PROPERTY SUMMARY**

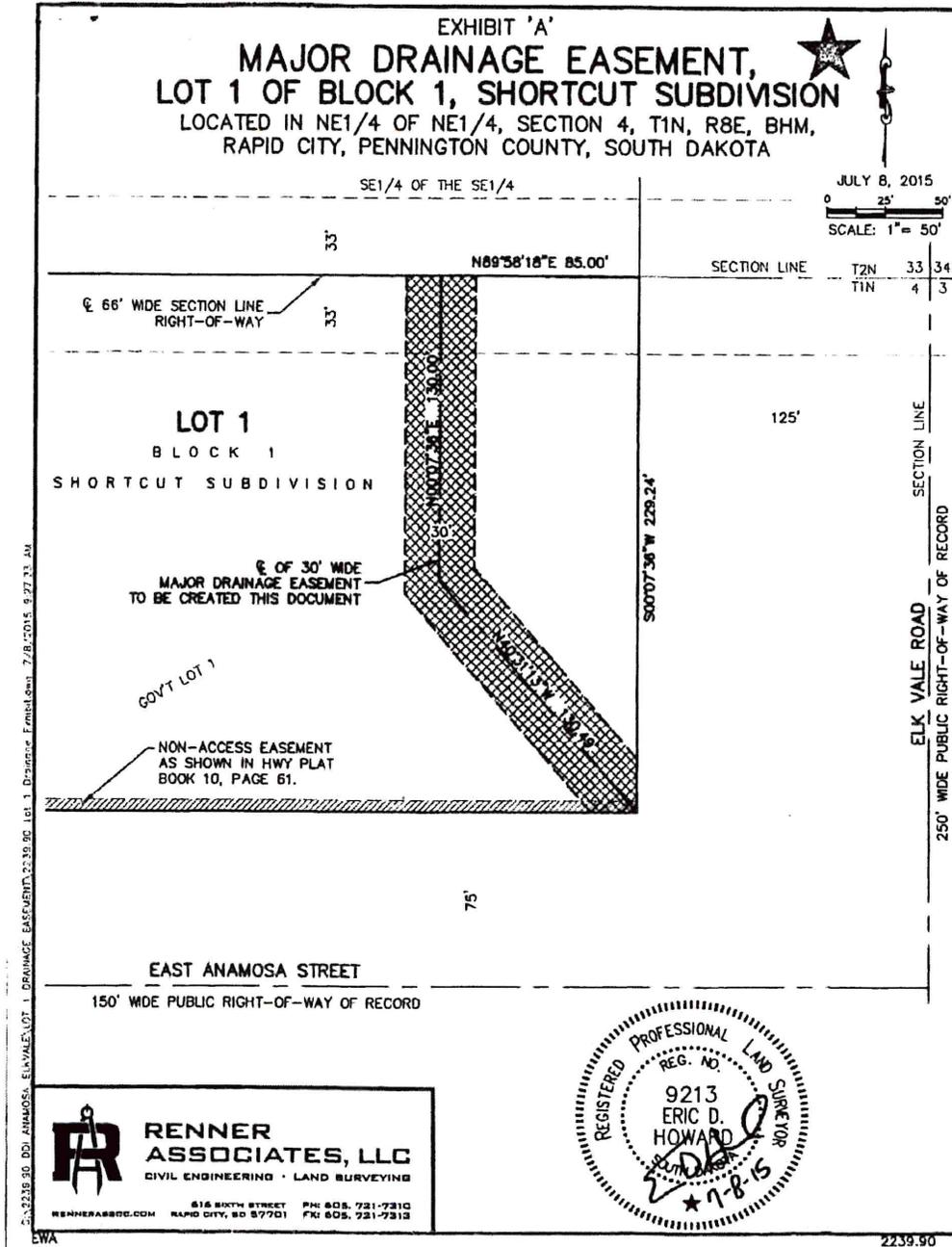
**PROPERTY DETAILS**

Sale Price:	\$425,000
Lot Size:	2.78 Acres
Zoning:	General Commercial
Tax ID:	66494
Taxes (2023):	\$2,547.18
Legal Description:	SHORTCUT SUBD; BLOCK 1; LOT 1 Township 1 North, Range 8 East, Section 4
Water:	Rapid City
Sewer:	Rapid City
Electric:	West River Electric
Gas:	Montana-Dakota Utilities

- PROPERTY HIGHLIGHTS**
- ▶ High visibility, high traffic corner of Elk Vale Road and E Anamosa Street
  - ▶ 2022 traffic count of 21,726 vehicles per day
  - ▶ Future connection of E Anamosa Street from E North St to Elk Vale Rd, which will allow the street to serve as a major thoroughfare from the retail hub of Rapid City to Rapid Valley
  - ▶ Ideal for office, retail, gas station, or speculative buyer looking to be in the path of development



**DRAINAGE EASEMENT**





**DISCLAIMER**

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

**KW RAPID CITY COMMERCIAL**

2401 WEST MAIN STREET  
RAPID CITY, SD 57702

Each Office Independently Owned and Operated

*PRESENTED BY:*

**Chris Long**

*SIOR, CCIM, Commercial Broker*

**O: (605) 335-8100**

**C: (605) 939-4489**

**chris@rapidcitycommercial.com**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional areas before making any decisions.