



6,240 SF CLASS A OFFICE BUILDING

2920 W MAIN STREET
RAPID CITY, SD 57702

FOR SALE \$1,250,000

PROPERTY HIGHLIGHTS

- ▶ Desirable high traffic west Rapid City location
- ▶ Versatile reception and lobby
- ▶ 15 Private Offices
- ▶ Break Room
- ▶ Large Conference Room
- ▶ 2 Entrances allows for multiple tenants
- ▶ Large Off-Street Parking Lot
- ▶ Pylon Signage
- ▶ Multi Purpose/Fitness Room
- ▶ High quality interior remodel
- ▶ \$17.00/sf NNN lease option

BUILDING FOR SALE—6,240 SF

KW Commercial
Your Property—Our PrioritySM
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605.335.8100 | www.RapidCityCommercial.com
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2920 W MAIN STREET
RAPID CITY, SD 57702

PROPERTY DETAILS



PROPERTY OVERVIEW

Hard to find stand alone office building in west Rapid City! Recently completed interior remodel with high end finishes. Large inviting reception, well suited for one or multiple businesses with 2 parking lot entrances. This Class A office space includes 15 private offices, oversized conference room, breakroom, 3 bathrooms and open work room for additional cubicles or storage. Separate 720sf fitness room located on the north side of the building, established for a built in employee amenity (equipment negotiable).

PROPERTY INFORMATION

Parcel ID:	20-34-362-008
Acres:	0.43
Total SF:	6,240
Office Count:	15
Tax ID:	36024
Taxes (2022):	\$12,070.88
Legal Description:	Green Acres, BLOCK 16, Lot 23 - 28
Water & Sewer:	Rapid City
Electric:	Black Hills Power
Gas:	Montana-Dakota Utilities



FLOORPLAN



PHOTOS



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** 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