

HWY 44 RETAIL PROPERTY

1585 VALLEY DRIVE
RAPID CITY, SD 57703

FOR SALE \$450,000



0.33 ACRES | 1,920 SF BUILDING



EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

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Corner commercial property along Highway 44, currently used as a car lot. The 1,920 SF building on a 0.33-acre paved lot includes a 1,275 SF showroom, 570 SF garage/service bay, 10'×7' exterior overhead door, and a 9'8"×6'9" interior overhead door. The heated, air-conditioned interior is suited for showroom or service use. Renovated inside and out in 2022, the building features a metal roof and a flexible layout adaptable for automotive, retail, or office operations. Highway 44 frontage at Valley Drive provides 16,014 vehicles per day (2024 MPO count) and strong corner visibility. The planned Valley Drive extension through Shepard Hills will improve access and increase traffic in this growing east Rapid City corridor.

PROPERTY INFORMATION

Parcel ID:	38-05-431-001
Tax ID:	11330
Taxes (2024):	\$3,065.94
Special Assessments:	\$107.81
Legal Description:	1 NORTH; 8 EAST; SEC 5; LOT 7 OF E1/2SE1/4 Township 1 North, Range 8 East, Section 5
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities

INVESTMENT HIGHLIGHTS

- ▶ 1,920 SF building on 0.33 acres
- ▶ General Commercial zoning allows broad use flexibility
- ▶ Highway 44 corner exposure with 16,014 vehicles per day (2024 MPO count)
- ▶ Renovated in 2022 with paint, drywall, epoxy flooring, bathroom remodel, R-50 insulation, and new water heater
- ▶ 10'×7' exterior and 9'8"×6'9" interior overhead doors for shop or showroom access
- ▶ Heated and air-conditioned interior with restroom
- ▶ Paved lot for customer parking or vehicle display
- ▶ Future Valley Drive connection through Shepherd Hills to enhance access and exposure

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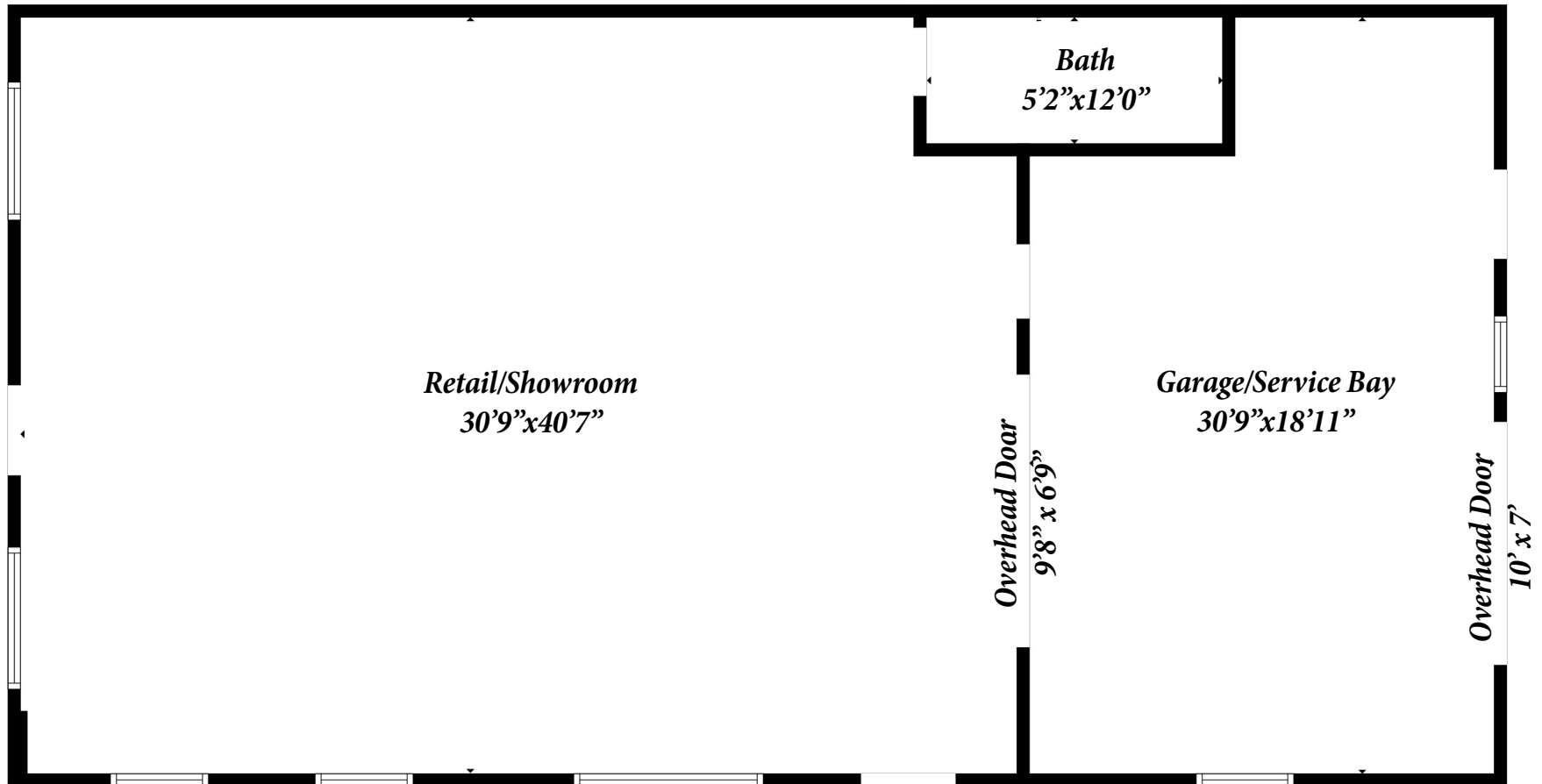
1585 VALLEY DRIVE
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PHOTOS



1585 VALLEY DRIVE
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FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with **14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained** by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment-Leading Metro in the Plains
- #10** CNN Travel-Best American Towns to Visit

- #1** US Census-Fastest-Growing City in Midwest
- #17** Milken Institute-Best-Performing Small City

- #4** Realtor.com-Emerging Housing Markets
- #33** WalletHub-Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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