



DOWNTOWN SPEARFISH RETAIL OR OFFICE

226 WEST ILLINOIS ST
SPEARFISH, SD 57783

FOR LEASE \$10.00/SF/YR NNN

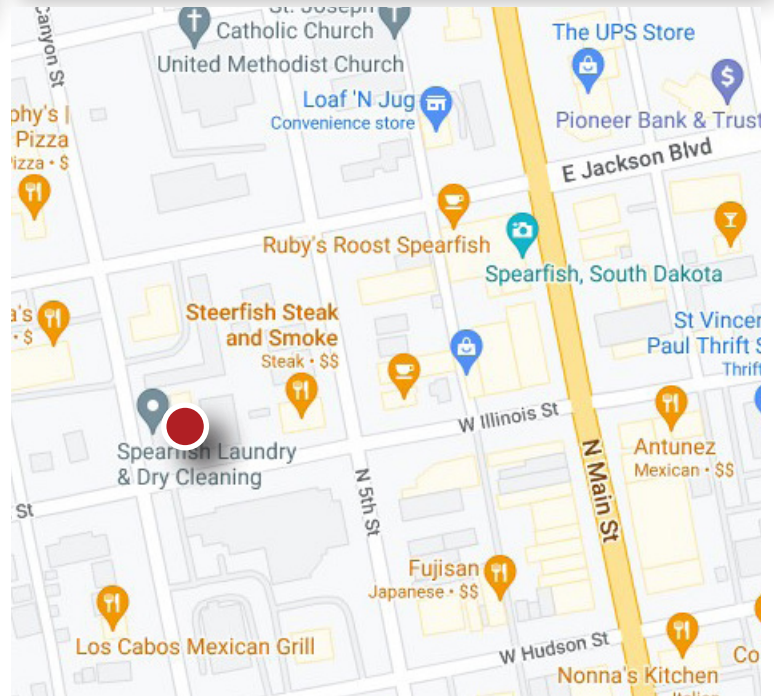


PROPERTY HIGHLIGHTS

- ▶ Versatile commercial space just two blocks west of Main Street and one block south of Jackson Blvd in Downtown Spearfish, close to restaurants, shopping, and entertainment.
- ▶ Open work area great for a physical therapist, yoga studio, personal trainer, event space or retail user.
- ▶ Landlord to bill tenant monthly for gas, electricity, insurance and taxes. Tenant responsible for building maintenance. Landlord provides snow removal.

LEASE INFORMATION

SQFT	2,520 SF
BASE RENT	\$10.00/SF/YR
MONTHLY RENT	\$2,100 + NNN and utilities



2,520 SQ FT

KW Commercial
*Your Property—Our Priority*SM
 2401 West Main Street, Rapid City, SD 57702
 605.335.8100 | www.RapidCityCommercial.com
 Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM
 Commercial Broker
 605.939.4489
chris@rapidcitycommercial.com

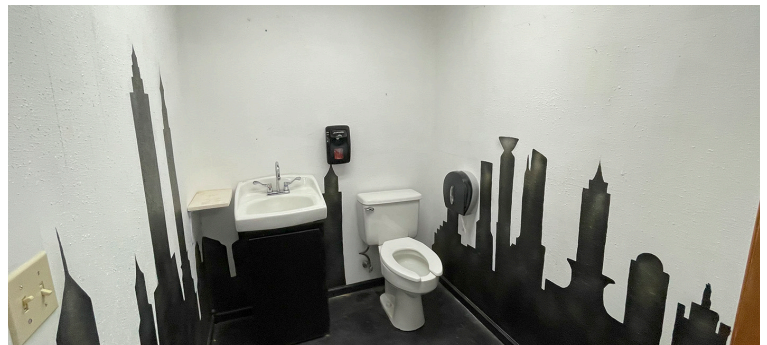
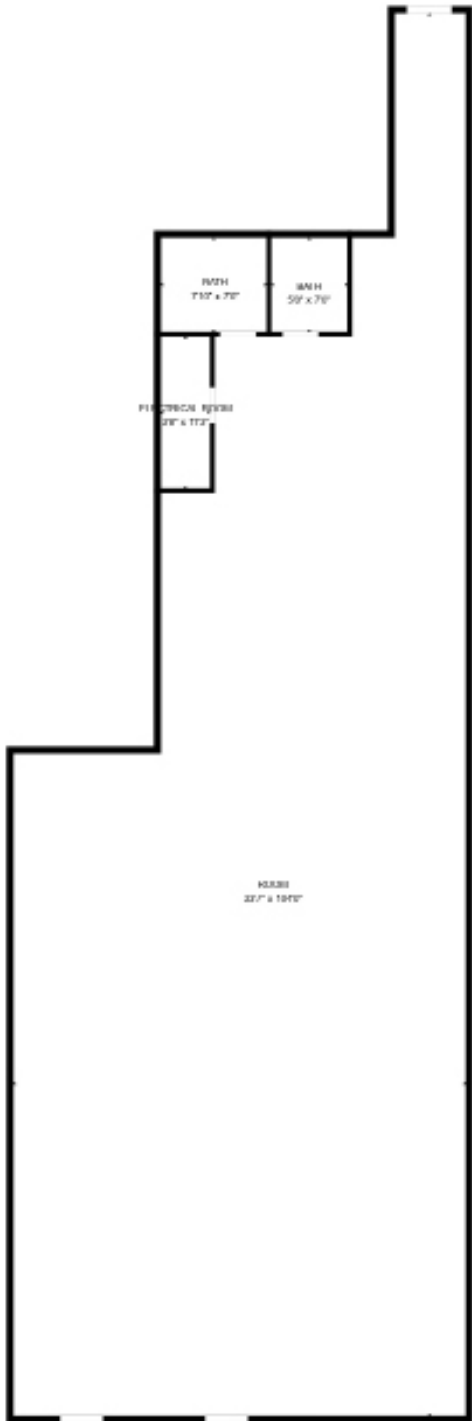
Gina Plooster
 Leasing Agent
 605.519.0749
gina@rapidcitycommercial.com

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.



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FLOOR PLAN & PHOTOS



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