

MEDICAL OFFICE INVESTMENT

2001 7TH STREET
RAPID CITY, SD 57701

FOR SALE OR LEASE



4,662 SF | 3 SUITE MEDICAL OFFICE

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

SITE & BUILDING INFORMATION

Total Building Size	4,662 SF
Main Level Size	3,758 SF
Basement Size	904 SF
Year Built	1965
Land Size	0.32 Acres
Parking	10 off-street spaces, plus on-street
Suites	3 (2 occupied, 1 available)
Available Suite	720 SF
Zoning	General Commercial

SALE DETAILS

Asking Price	\$599,000
Tax ID	37086
Taxes (2025)	\$6,598.52

LEASE DETAILS

Suite 1	700 SF Leased
Suite 2	720 SF \$1,400/month, utilities included
Suite 3	2,338 SF Leased

UTILITIES

Water & Sewer	Rapid City
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

PROPERTY OVERVIEW

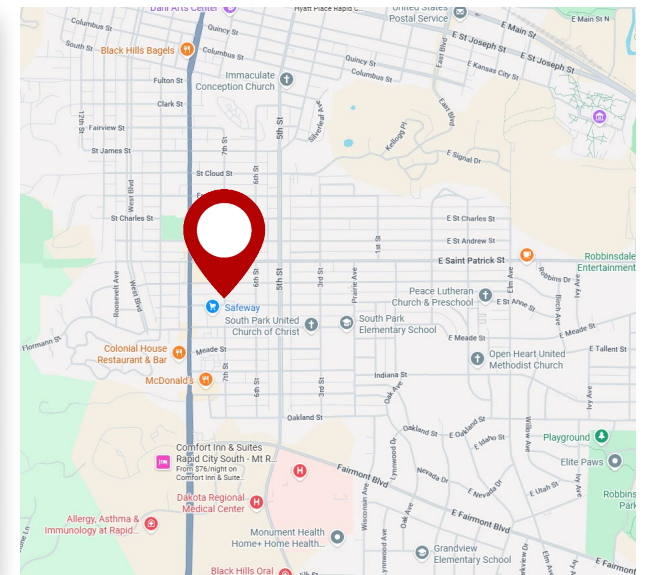
This multi-tenant office property offers in-place income in a central Rapid City location, just off Mount Rushmore Road near St. Patrick Street. The 4,482 SF building is divided into three suites, with two tenants in place and one vacant suite that can be leased for additional income or used by an owner.

The layout supports a mix of private offices and open work areas, with shared access between spaces, allowing it to function as either a multi-tenant asset or a larger user footprint. The building includes three separate entrances, including an ADA-accessible entry. A basement level provides additional storage and utility space to support day-to-day operations. Recent capital improvements totaling over \$139,000 include a new roof, parking lot asphalt, and mechanical updates.

The remaining 720 SF vacancy provides a clear path to increasing income or accommodating an owner-user. The owner will sign a master lease for the full property for two years, if desired.

CAPITAL IMPROVEMENTS

Tapered Foam Roof, 15-year transferable warranty	2023
Ceiling Insulation Upgrade (R-38 / R-30 blown fiberglass)	2023
Flooring	2023-2024
Interior Lighting	2024
Air Conditioning Unit	2024
Parking Lot Asphalt Replacement	2024
Exterior Paint	2025
Sprinkler System Updates	2025
Total Recent Improvements	\$139,372



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LOCATION OVERVIEW



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FLOOR PLAN



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SUITE 1 DETAILS

SUITE 1 INFORMATION

Tenant	Hearing Solutions
Lease Area	700 SF
Lease Term	Expires December 2026
Monthly Rent	\$1,180

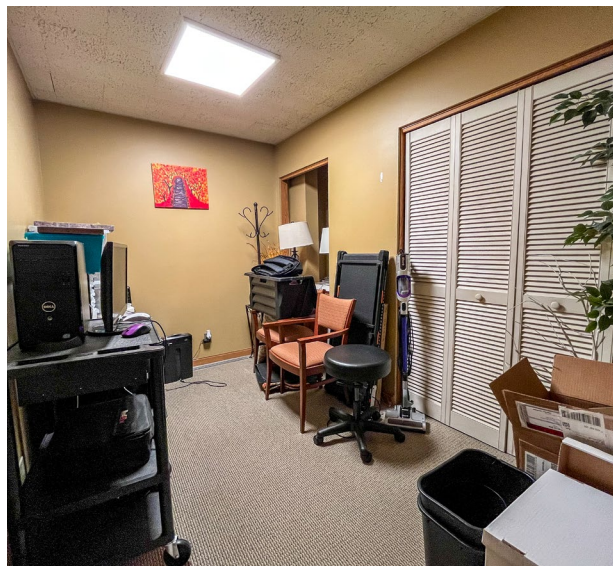


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SUITE 2 DETAILS

LEASE INFORMATION

Tenant	Vacant
Lease Area	720 SF
Restrooms	Shared, Men's & Women's
Monthly Rent	\$1,400, utilities included



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SUITE 3 DETAILS

SUITE 3 INFORMATION

Tenant	PT-OT Professionals
Lease Area	2,338 SF
Lease Term	Will sign a 2 year lease
Monthly Rent	\$3,120



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TENANT 3 SPACE 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 - 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

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
- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America
- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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