



# OFFICE/WAREHOUSE FLEX BUILDING

1202 E SAINT FRANCIS ST  
RAPID CITY, SD 57701

**FOR SALE \$1,300,000**



**BUILDING FOR SALE—11,600 SF**

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

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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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## PROPERTY OVERVIEW

### PROPERTY SUMMARY

Introducing a versatile commercial property in a central location offering exceptional functionality and room to grow. This 11,600 SF building sits on .80-acres and is a combination of office and industrial space. The interior features over 2,500sf of warehouse accessed by a 10'x12' overhead door, a large event room on the main level and another gathering space on the second level. There are 7 individual offices, plenty of storage space, a conference room, and men's and women's restrooms. The parking lot has 20 parking spaces, and the neighboring vacant lots provide opportunity for expansion or additional parking. The flexible layout and central location make this property well-suited for a variety of business operations.

### PROPERTY INFORMATION

Parcel ID:	38-07-226-014
Size:	11,600 SF
Acres:	.80
Tax ID:	54073 / 26533 / 26532
Taxes (2024):	Exempt (Non-Profit)
Zoning	General Commercial
Legal Description:	NICHOLLS SUBD; W150' OF LOT 2 Township 1 North, Range 8 East, Section 7
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities

### INVESTMENT HIGHLIGHTS

- ▶ 11,600 SF Flex Building ideal for Office or Warehouse uses
- ▶ Building sits on a .48 acre lot and the two neighboring .16 acres lots are included
- ▶ Over 2500 SF of Warehouse w/ 10'x12' OH Door
- ▶ 7 Offices and a Conference Room
- ▶ Large Event/Gathering Room
- ▶ Central Location with St Patrick daily vehicle traffic of 10,600+
- ▶ Plenty of windows allowing for natural light throughout the space
- ▶ Video Link: <https://youtu.be/EnpGB0PVYtQ>

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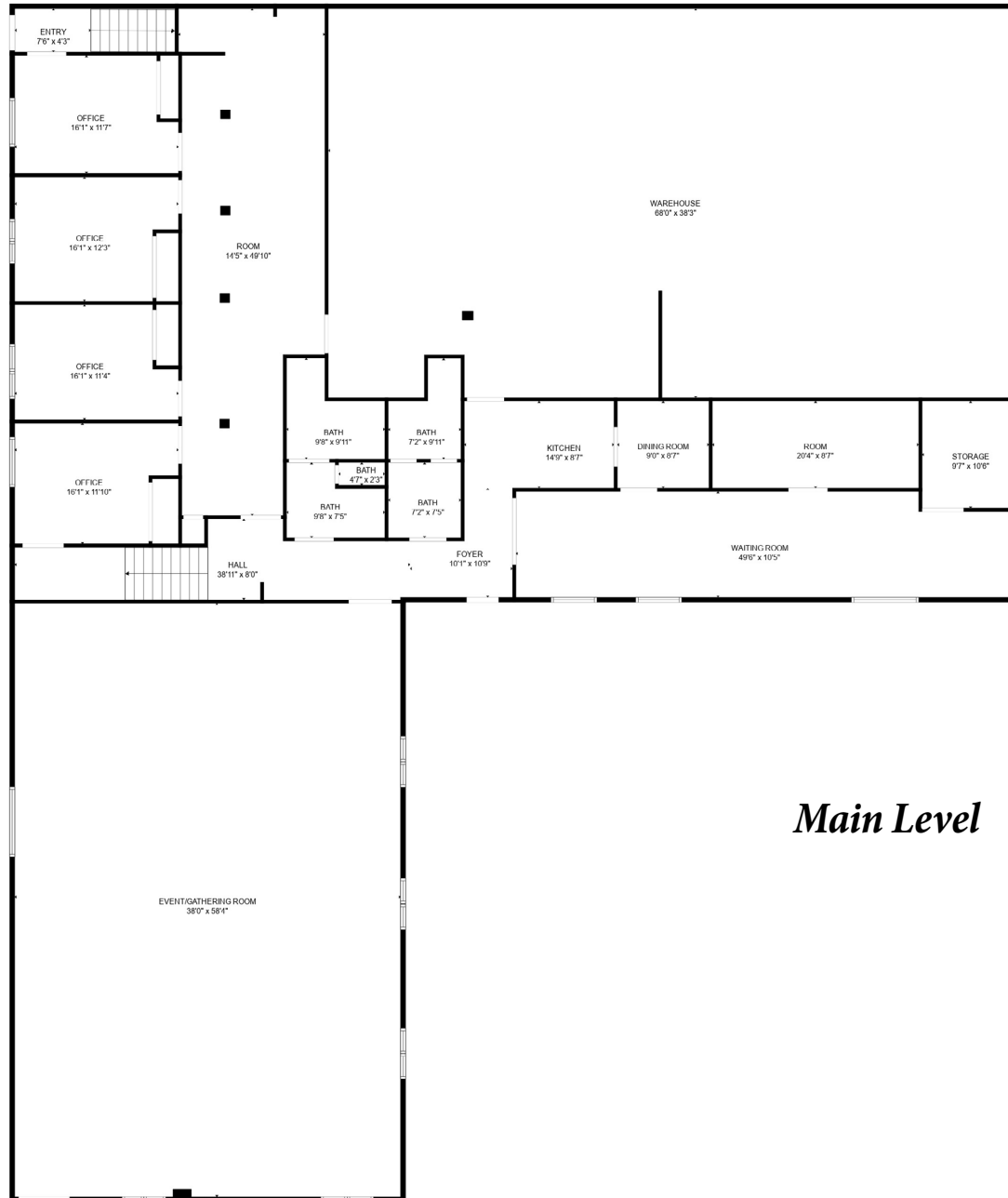
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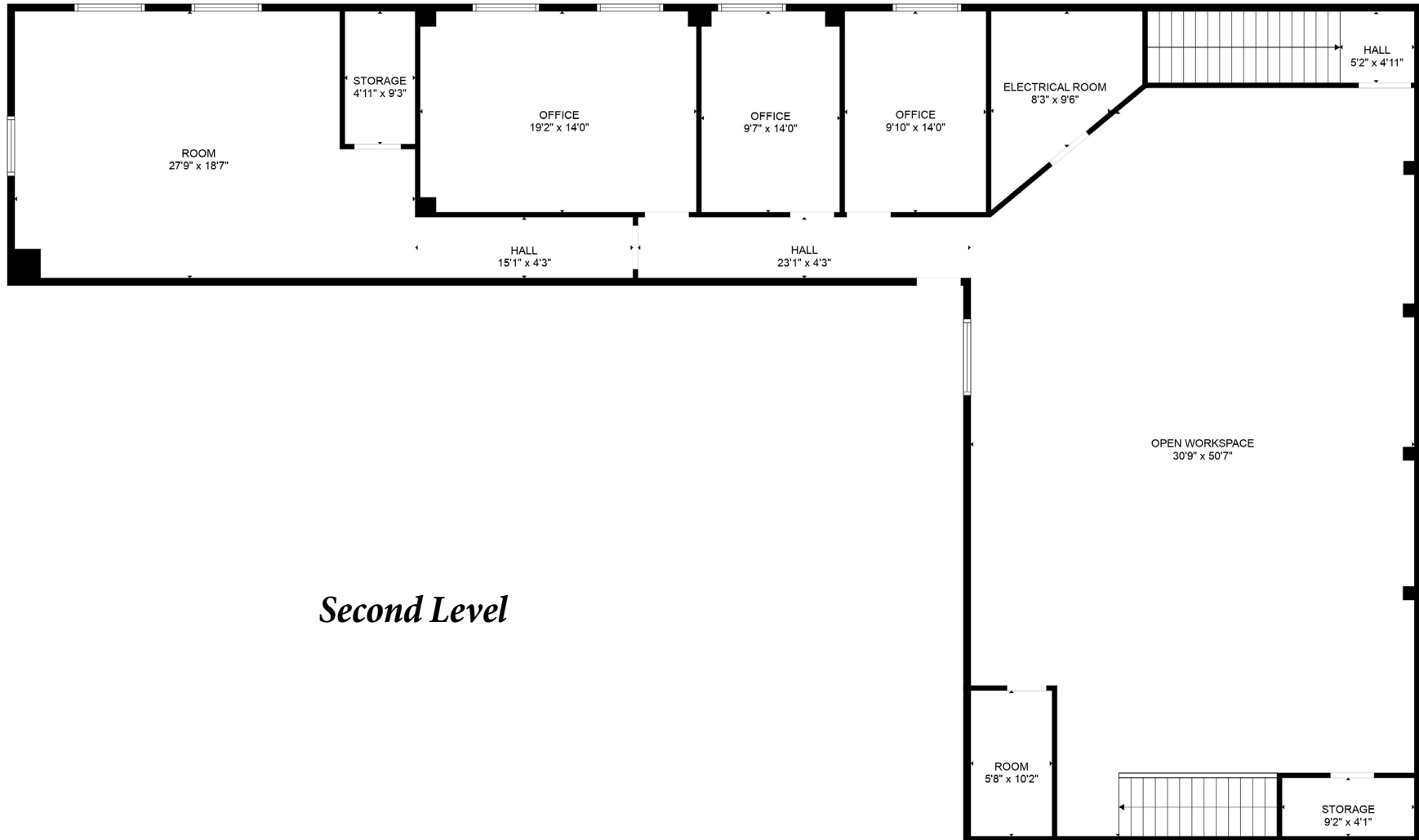
**PHOTOS**



**FLOORPLAN**



*Main Level*



*Second Level*





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## 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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 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	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

### 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



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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.

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