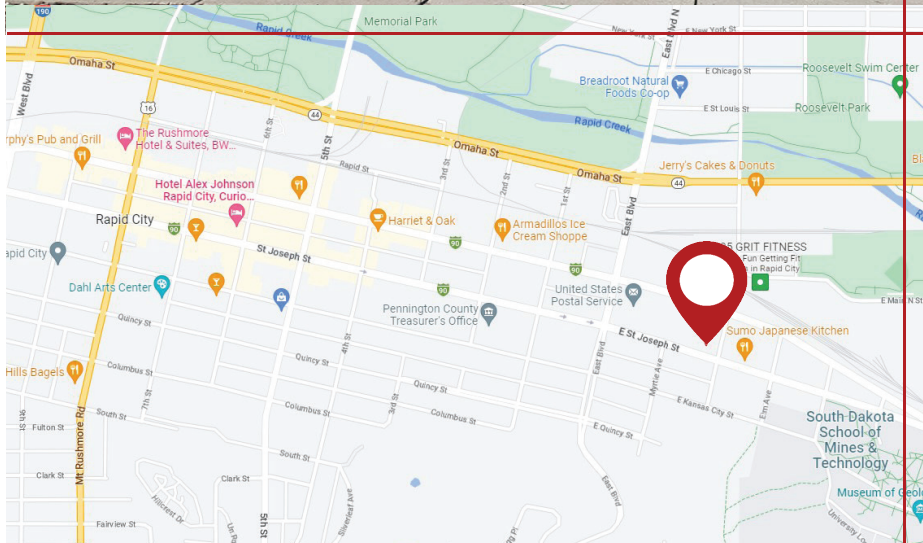




OFFICE/RETAIL BUILDING

124 E ST JOSEPH STREET
RAPID CITY, SD 57701

FOR SALE \$475,000



PROPERTY OVERVIEW

- ▶ Centrally located on the corner of Maple and St Joseph Street
- ▶ High traffic and Urban Commercial zoning for flexible usage
- ▶ Close to School of Mines
- ▶ Currently leased to Masala Mart through September 2023
- ▶ Currently used for retail but was previously professional office space

BUILDING FOR SALE—2,982 SF

KW Commercial
Your Property—Our PrioritySM
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

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.



124 E ST JOSEPH STREET
RAPID CITY, SD 57701

PROPERTY DETAILS



PROPERTY INFORMATION

| | |
|----------------------|--|
| Parcel ID: | 3701276005 |
| Sale Price: | \$475,000 |
| Total SF: | 2,982 SF |
| Acres: | 0.16 Acres |
| Zoning: | Urban Commercial |
| Year Built: | 1970 |
| Tax ID: | 36575 |
| Taxes (2022): | \$3,461.88 |
| Special Assessments: | \$52.27 |
| Legal Description: | PARK ADD; BLOCK 4; LOT 27-28 Township 1 North, Range 7 East, Section 1 |
| Water: | Rapid City |
| Sewer: | Rapid City |
| Electric: | Black Hills Power |
| Gas: | Montana-Dakota Utilities |



124 E ST JOSEPH STREET
RAPID CITY, SD 57701

FLOORPLAN



EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com



124 E ST JOSEPH STREET
RAPID CITY, SD 57701

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

| | | |
|------------------|---|-----|
| Room nights | ↑ | 33% |
| Park Visits | ↑ | 11% |
| Total Visitation | ↑ | 28% |
| Visitor Spending | ↑ | 28% |

RAPID CITY

- #1** Outdoor Life—Best hunting and fishing town
- #4** Wall Street Journal—Emerging Housing Markets
- #11** Forbes—Best Small City for Business
- #4** CNN Money—Best Place to Launch a Business
- #4** WalletHub—Best Places to rent
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best State for Small Business Taxes
- #2** Best State for Quality of Life
- #2** Business Tax Climate by the Tax Foundation
- #3** Small Business Policy Index 2018 list
- #1** America's Friendliest State for Small Business
- #2** Best Business Climate in the US
- #2** Best State for Overall Well-Being and Happiness
- #3** US News Fiscal Stability 2019 list