



CENTRALLY LOCATED WAREHOUSE/RETAIL

403 W BLVD
RAPID CITY, SD 57701

FOR SALE \$1,100,000



WAREHOUSE FOR SALE—10,096 SF

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

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Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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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.



403 W BLVD
RAPID CITY, SD 57701

PROPERTY OVERVIEW

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Located in the heart of Rapid City, with great visibility, 403 W Boulevard offers a **rare combination of retail, office, and warehouse functionality** in a highly versatile space. Designed to support a range of operational needs—from distribution and inventory storage to customer-facing retail—the property features **climate-controlled office space, 2 standard-height loading docks, and one ramped van height with ramp**. With multiple storage levels and a fully sprinkled, heated interior, the layout is optimized for efficiency and capacity. This is a prime opportunity for businesses seeking a centrally located facility that supports both **front-end visibility and back-end logistics**.

PROPERTY INFORMATION

Parcel ID:	20-35-480-002
Acres:	0.66
Square Feet:	10,096 SF
Tax ID:	36769
Taxes (2024):	\$9,084.34
Special Assessments:	\$752.43
Legal Description:	RIVERSIDE ADD; BLOCK 5; LOT 1-8 & AD-JOINING 40' OF VACATED RAPIDSTREET
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy

INVESTMENT HIGHLIGHTS

- ▶ Fully Sprinkled & Heated
- ▶ Wide Aisles and Multiples Levels of Storage
- ▶ Main Warehouse Storage Height: 12', Upper Level Storage Height: 7'
- ▶ Two Full-Size Loading Docks (8'x10' Doors), One Van Dock (7'x8')
- ▶ Single-Phase Electrical Service
- ▶ 15 On-Site Parking Spaces
- ▶ Office & Retail Space: Two spacious front offices, 1,500 SF of retail or work space, dedicated breakroom with M/W restrooms
- ▶ Ideal for Inventory Storage & Distribution

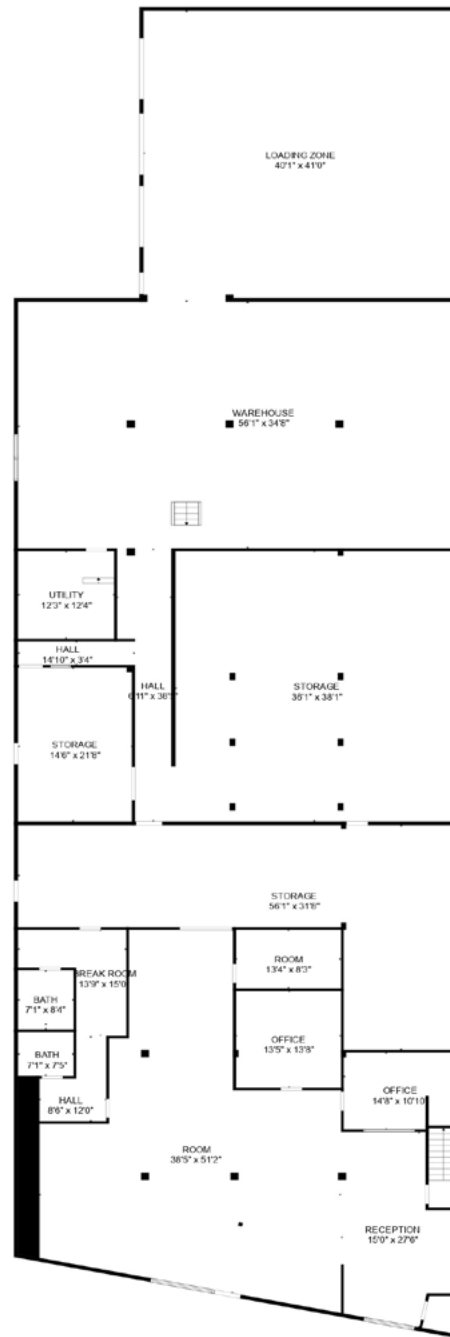
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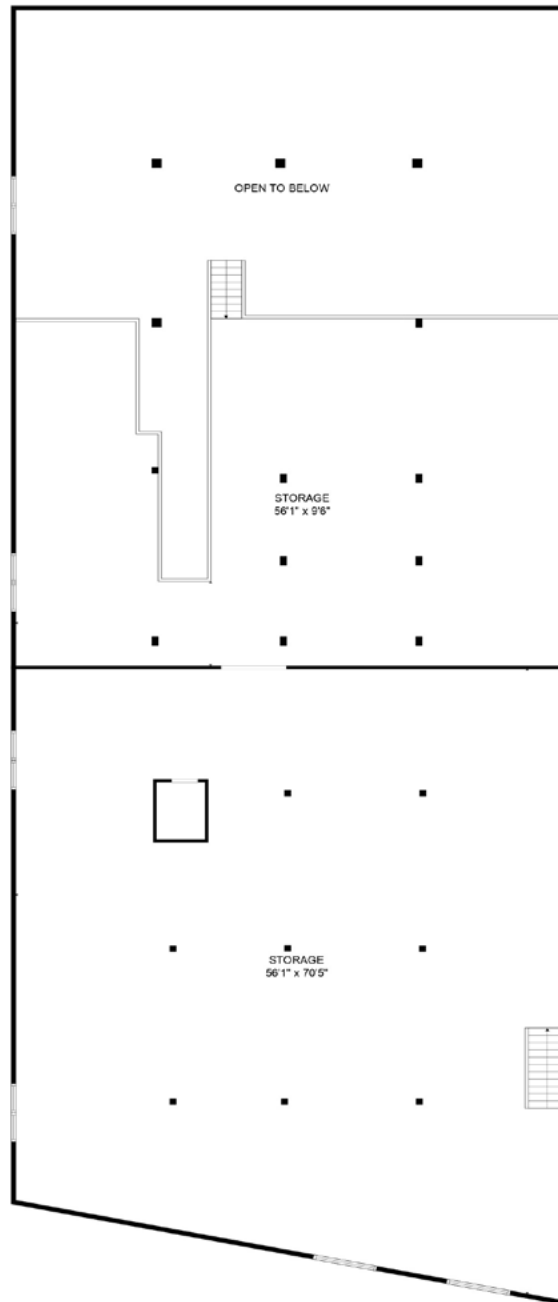
PHOTOS



FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR





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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DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.