



# OFFICE/WAREHOUSE

7801 BLACK HAWK ROAD  
BLACK HAWK, SD 57718

**FOR SALE \$650,000**



## INVESTMENT HIGHLIGHTS

- ▶ 40x100 building
- ▶ 1,600sf of finished office space with reception, 4 offices, bathroom and break area
- ▶ Warehouse space is in 2 sections (previously 2 tenants) with a 10x12 OH door and 12x14 OH door
- ▶ Loft space above both warehouse suites for additional square footage
- ▶ Back warehouse space has office partitions and an additional bathroom which could be removed to create free span warehouse.
- ▶ Large fenced lot for vehicle and equipment storage

## BUILDING FOR SALE—4,000 SQFT

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

*EXCLUSIVELY LISTED BY:*

**Chris Long**, SIOR, CCIM  
*Commercial Broker*  
**605.939.4489**  
[chris@rapidcitycommercial.com](mailto: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.

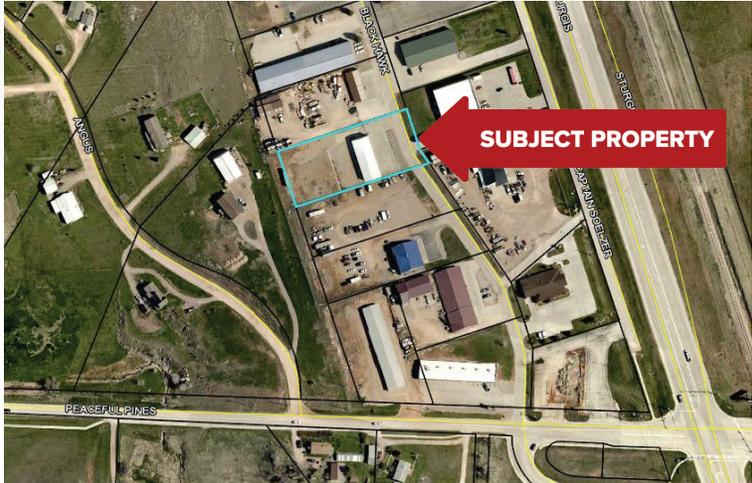
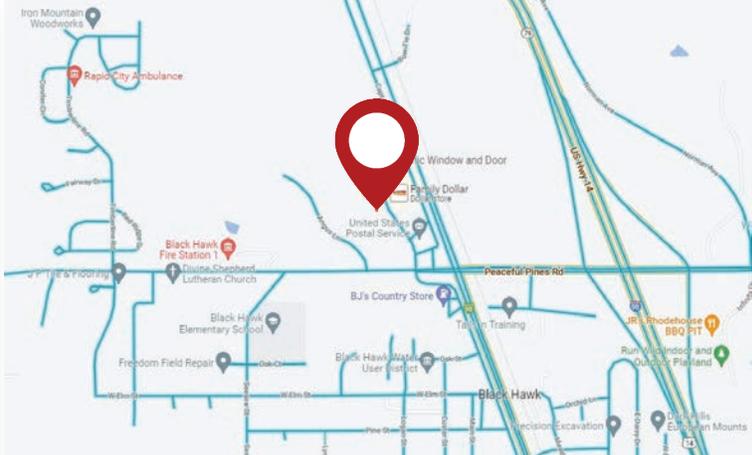


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**PROPERTY DETAILS**



PROPERTY SUMMARY	
Parcel ID:	20.85.07
Building SQFT:	4,000
Acres:	1.0
Parking:	Concrete parking lot
Taxes:	\$4,082.92 (2021)
Water:	Black Hawk
Sewer:	Septic
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities



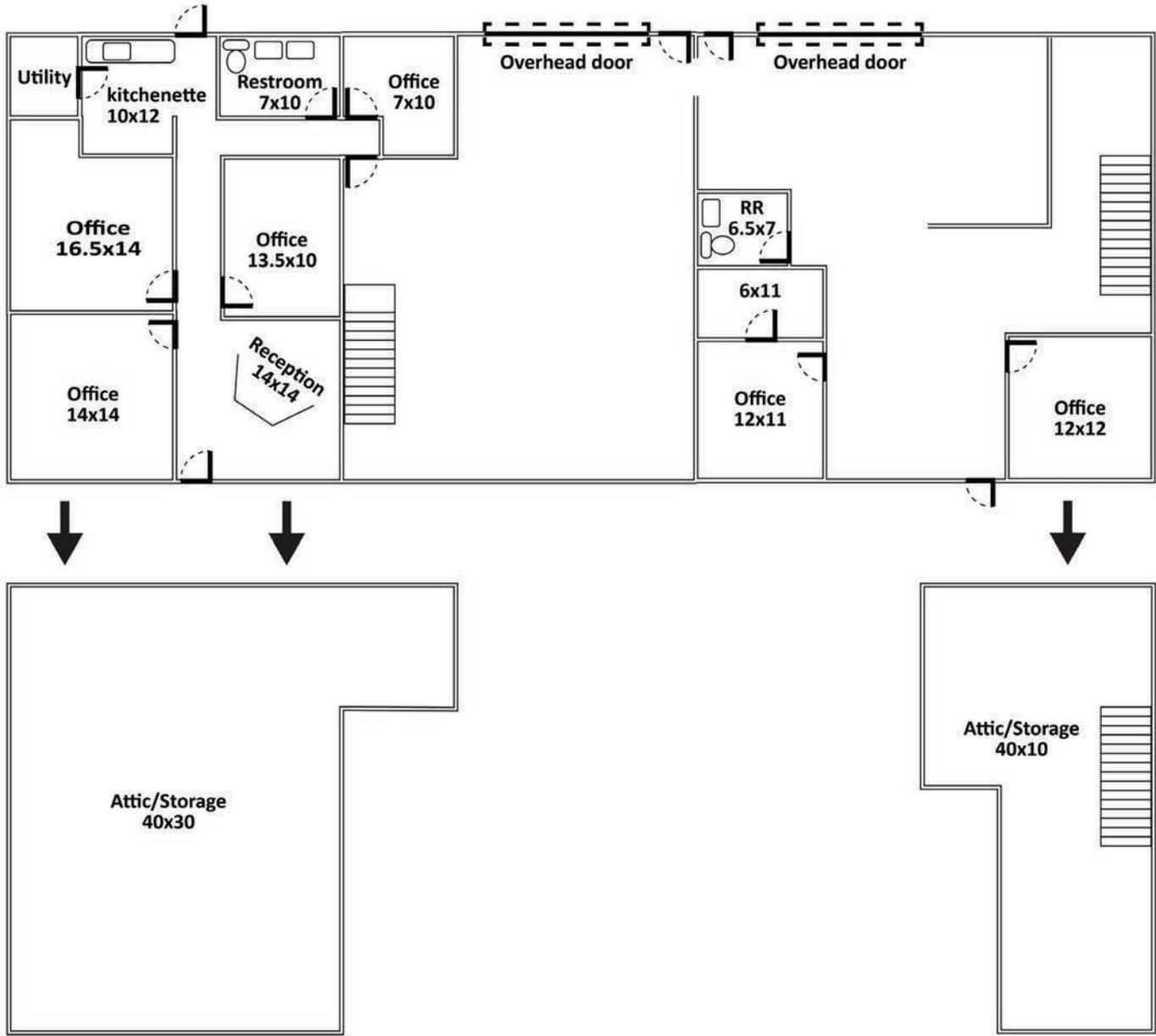
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**FLOORPLAN**



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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

<b>NO</b> corporate income tax	<b>NO</b> franchise or capital stock tax	<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax	<b>NO</b> 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

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