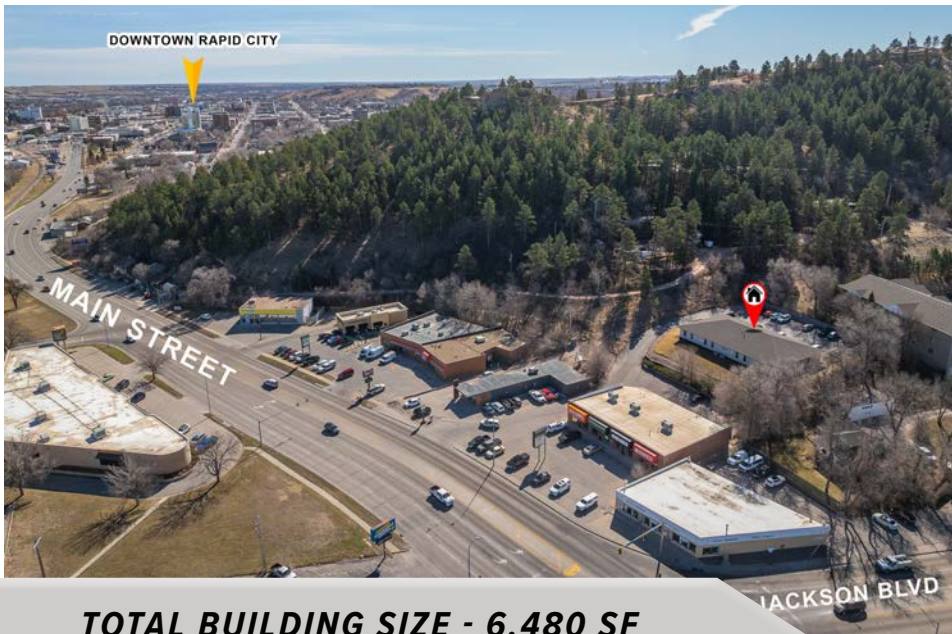




# EXECUTIVE SUITES OFFICE BUILDING

1719 W MAIN STREET  
RAPID CITY, SD 57702

**FOR SALE \$900,000**



## PROPERTY OVERVIEW

- ▶ Desirable westside location
- ▶ 29 individual office suites
- ▶ Break area and conference room
- ▶ Front reception and lobby
- ▶ Parking lot with 27 parking spots
- ▶ 2 M/W Restrooms
- ▶ Flexible to your needs as an occupant or investor

**TOTAL BUILDING SIZE - 6,480 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

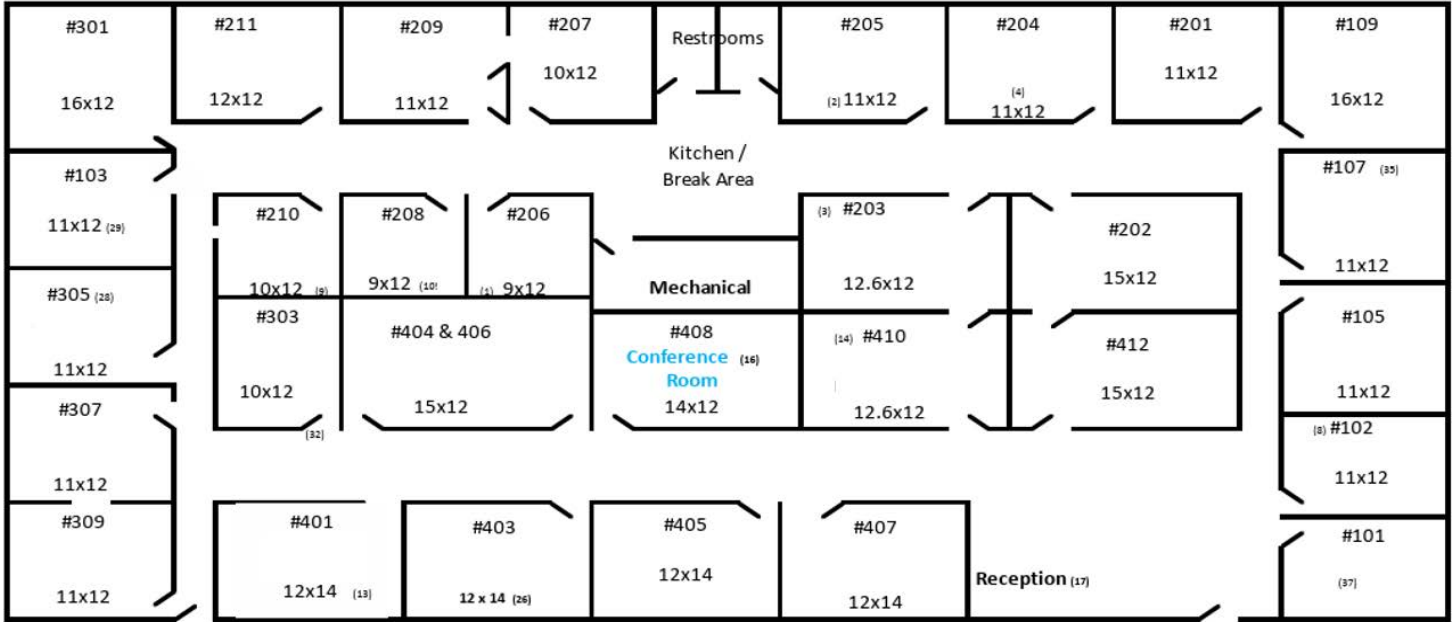
**EXCLUSIVELY LISTED BY:**

**Dan Logan**  
 Broker Associate  
 605.593.7980  
[dan@rapidcitycommercial.com](mailto:dan@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.



**PROPERTY OVERVIEW**



**PROPERTY INFORMATION**

Sale Price: \$900,000  
 Building Size: 6,480 SF  
 Lot Size: 0.98 Acres  
 Year Built: 1997  
 Parcel ID: 37-02-105-024

Tax ID: 56511  
 Taxes (2023): \$9,549.84

Water/Sewer: Rapid City  
 Electric: Black Hills Energy  
 Gas: MDU  
 Phone/Internet: Bluepeak

**INVESTMENT HIGHLIGHTS**

- ▶ Established executive office suites investment property
- ▶ Building currently services 14 tenants
- ▶ Below market rents
- ▶ A healthy mix of office layouts, ranging from 108-192 SF in size
- ▶ Contact listing agent for financial information and rent roll

**PROPERTY PHOTOS**



**INTERIOR PHOTOS**



*Reception Desk*



*Break Area*



*Conference Room*



*Office Unit*



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## DISCLAIMER

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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.

### RAPID CITY COMMERCIAL

2401 WEST MAIN STREET  
RAPID CITY, SD 57702

### PRESENTED BY:

#### Chris Long

*SIOR, CCIM, Commercial Broker*

O: (605) 335-8100

C: (605) 939-4489

chris@rapidcitycommercial.com