



10,000 SF OFFICE BUILDING

2310 N MAPLE AVENUE
RAPID CITY, SD 57702

FOR SALE \$1,299,000

INVESTMENT HIGHLIGHTS

- ▶ High traffic location by Uptown Rapid/Rushmore Mall
- ▶ 10,000 total square feet
- ▶ 1,000 square foot warehouse in back
- ▶ 17 individual offices
- ▶ Open lobby/reception area
- ▶ Executive office
- ▶ 5' wide halls & ADA restrooms
- ▶ Two large classrooms
- ▶ 12x12 overhead door
- ▶ Great front-facing windows
- ▶ 53 parking spaces



BUILDING FOR SALE—10,000 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:

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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.



PROPERTY DETAILS

PROPERTY OVERVIEW

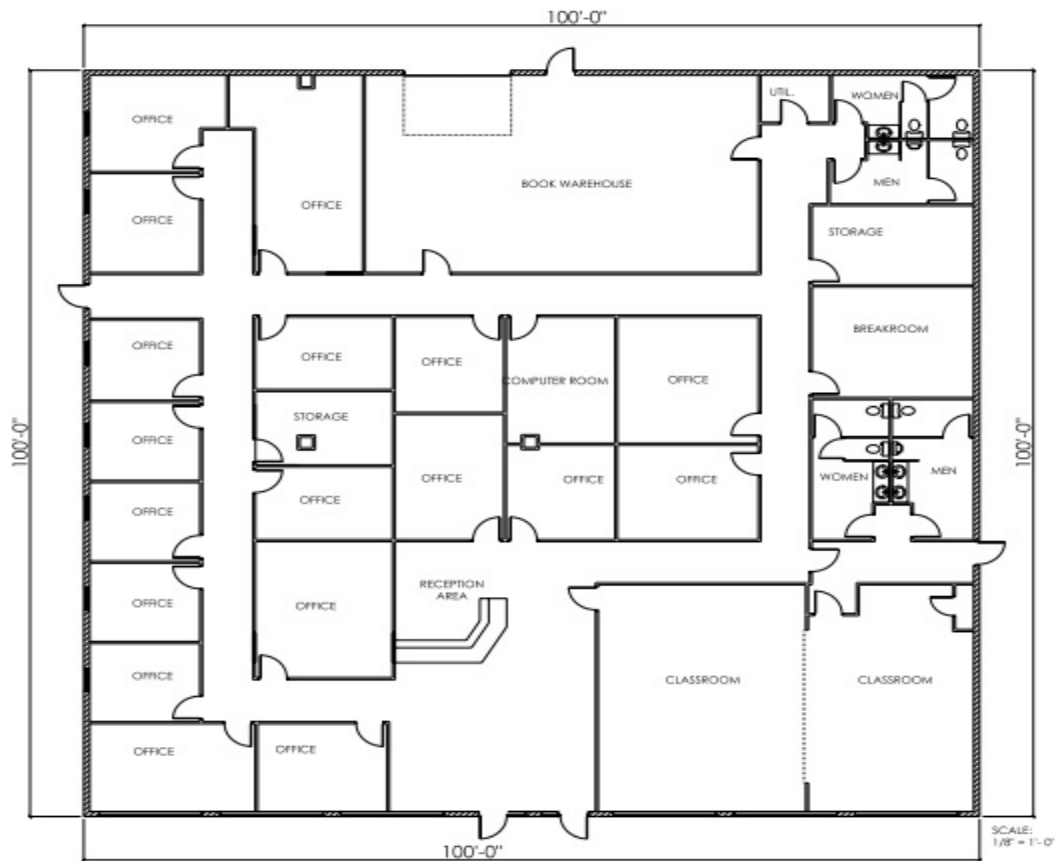
Large office building with great accessibility featuring 5' wide halls and ADA restrooms. Open reception area, two large classrooms, breakroom, 17 individual offices, executive office, warehouse space with 12x12ft overhead door, and ample parking. Located just next door to Uptown Rapid/Rushmore Mall. The owner currently occupies ~30% of the space and can either vacate or stay as a tenant dependent on a buyer's intentions for the property.

PROPERTY INFORMATION

Parcel ID:	2130101010
Acres:	1.1
Total SQFT:	10,000
Office Count:	17
Tax ID:	62203
Taxes (2022):	\$0 (Nonprofit exemption)
Legal Description:	LJS SUBD; LOT 3 Township 2 North, Range 8 East, Section 30
Water & Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities



FLOOR PLAN



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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 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