

FLEX BUILDING ON MAIN STREET

25 & 29 MAIN STREET
RAPID CITY, SD 57701

FOR SALE \$499,000



SHOP/RETAIL/OFFICE FOR SALE — 3,789 SF



EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM

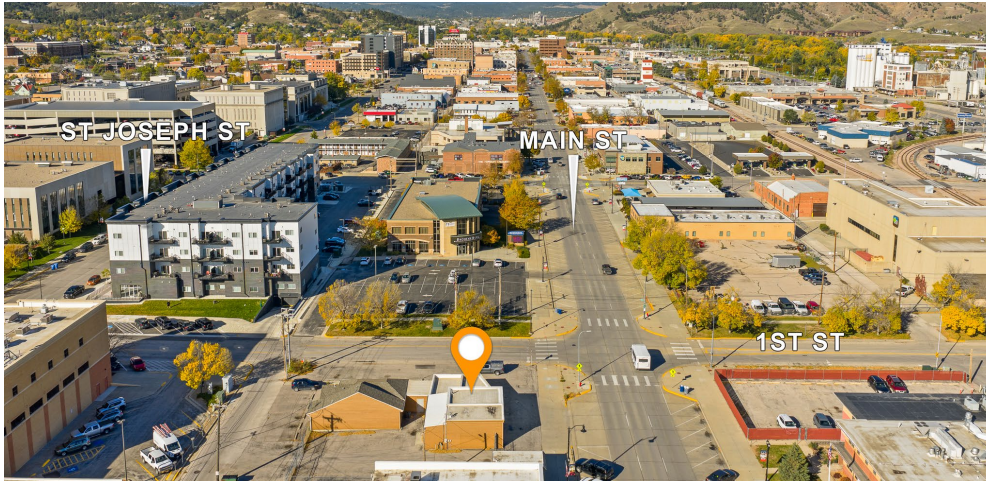
Commercial Broker

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25 & 29 MAIN STREET RAPID CITY, SD 57701



PROPERTY SUMMARY

PROPERTY OVERVIEW

Positioned on the corner of Main Street and 1st Street in the heart of Rapid City's Innovation District, this 3,516 square foot property blends functionality with flexibility. The building features 1,254 square feet of office space and 2,262 square feet of shop area, complete with a full basement under the office portion. The shop includes four overhead doors, two service bays, two storage bays, and two restrooms—ideal for operations requiring flexibility and access. The office area offers two open workrooms and two restrooms, designed for collaboration and an open office concept. With both on-street and on-site parking, plus a large fenced equipment yard, the property supports a wide range of business needs. Included in the offering is an adjacent 273 square foot retail building, currently operated as a barbershop and available for occupancy in early 2026—making this a compelling investment or owner-user opportunity in one of Rapid City's most dynamic growth areas.

PROPERTY INFORMATION

Parcel ID:	37-01-210-022 & 37-01-210-021
Square Footage:	3,789 SF (3,516 SF main building / 273 SF retail building)
Acres:	.32 AC
Tax ID:	74799 & 74800
Taxes (2024):	TBD
Legal Description:	ORIGINAL TOWN OF RAPID CITY; BLOCK 90; LOT 13 BLOCK 90; LOT A-B OF LOT 15-16, LOT 14 Township 1 North, Range 7 East, Section 1
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities

INVESTMENT HIGHLIGHTS

- ▶ 1,254 SF office with full basement
- ▶ 2,262 SF garage/shop space
- ▶ Fenced outside storage/parking and off street parking spaces
- ▶ 272 SF retail building located on adjacent parcel occupied by a barbershop on a MTM lease
- ▶ Four overhead garage doors
- ▶ Located in the heart of the Innovation District

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PHOTOS



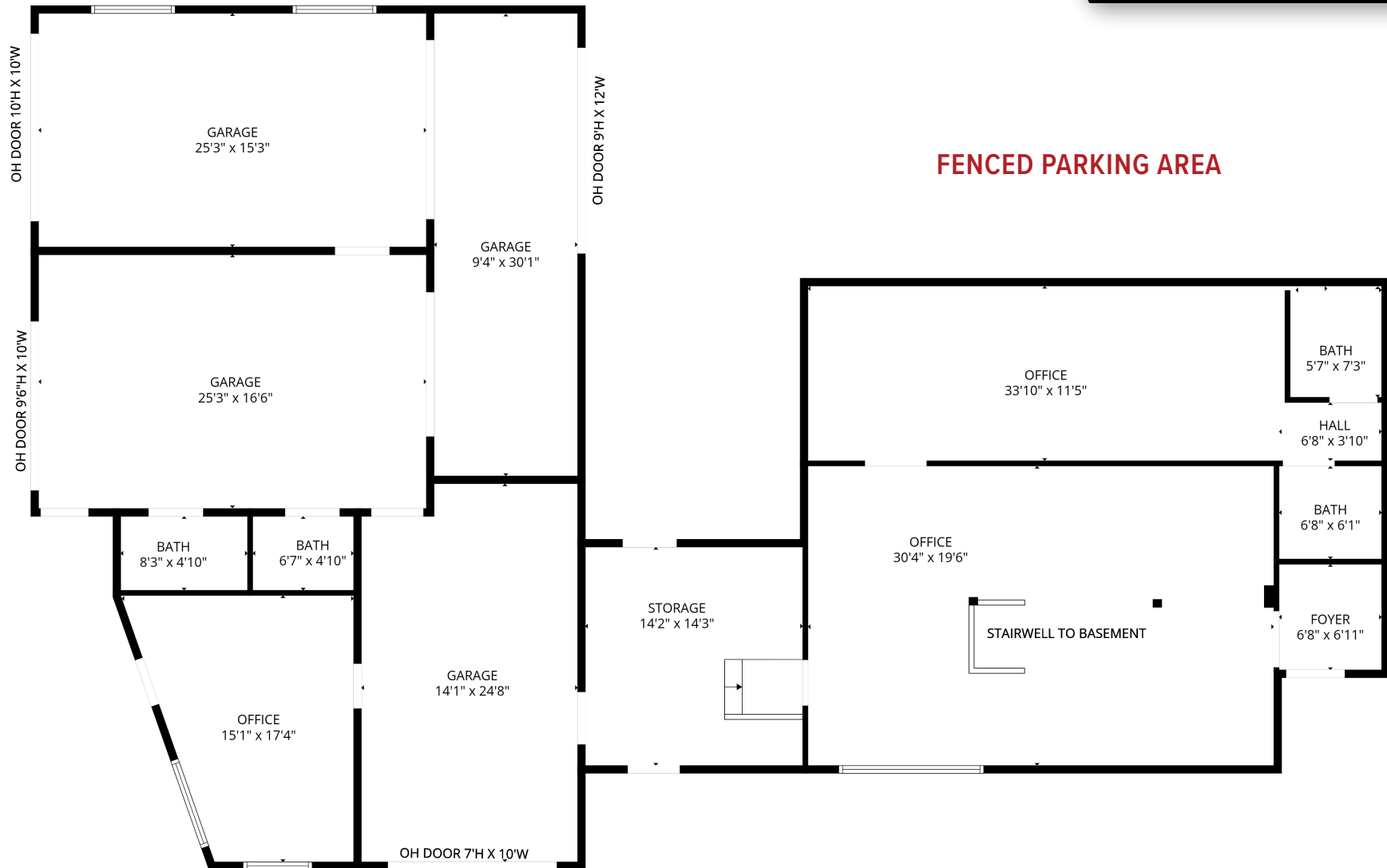
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FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with **14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained** by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment-Leading Metro in the Plains
- #10** CNN Travel-Best American Towns to Visit

- #1** US Census-Fastest-Growing City in Midwest
- #17** Milken Institute-Best-Performing Small City

- #4** Realtor.com-Emerging Housing Markets
- #33** WalletHub-Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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.

