



MULTI-UNIT INVESTMENT OPPORTUNITY

1136 JACKSON BLVD
RAPID CITY, SD 57702

SUITES FOR LEASE \$18-20/SF/YR NNN

BUILDING FOR SALE \$2,449,000



3 OFFICE SUITES - 10,120 SQUARE FEET

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:

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

Tom Rau

Broker Associate, Re/Max Results

605.390.2735

trau222057@aol.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 DETAILS

Building Size:	10,120 SqFt
Lot Size:	1.36 Acres
Parking:	55 parking spots and 4 handicap parking spots
Year Built:	1997
Parcel ID:	37-02-301-007 37-03-428-002
Tax ID:	51162 36687
Taxes (2023):	\$28,790.22
Legal Description:	DERBY SUBD; LOT 2 OF LOT A Township 1 North, Range 7 East, Section 2
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Power
Gas:	Montana-Dakota Utilities
Sale Price:	\$2,449,000



PROPERTY OVERVIEW

This large office building is divided into three individual suites. The upper floor is 5,114 SqFt of medical office space at (vacant - \$20/SF/YR NNN). The upper level is connected to the lower level by a secured interior staircase. The lower level is separated into two suites, 2,352 SqFt of traditional office space (vacant - \$18/SF/YR NNN) and 2,016 SqFt of traditional office space currently leased to Partridge Financial with a lease expiring on December 1, 2024. [View Lease](#)

VACANT SUITE DETAILS

Upper Level Suite, #1

Suite SqFt:	5,114
Base Rent:	\$20/SF/YR NNN

Lower Level Suite, #2

Suite SqFt:	2,352
Base Rent:	\$18/SF/YR NNN

SUITE OVERVIEW

The upper level suite is 5,114 SqFt of medical office space. This space is accessed from the back of the building offering ample parking for staff and clients. The upper level is connected to the lower level by a secured interior staircase. The lower level is separated into two suites. The available suite is 2,352 SqFt of traditional office space.

Entrance to Upper Level Suite, #1



Entrance to Lower Level Suite, #2 (left)



BUILDING PHOTOS



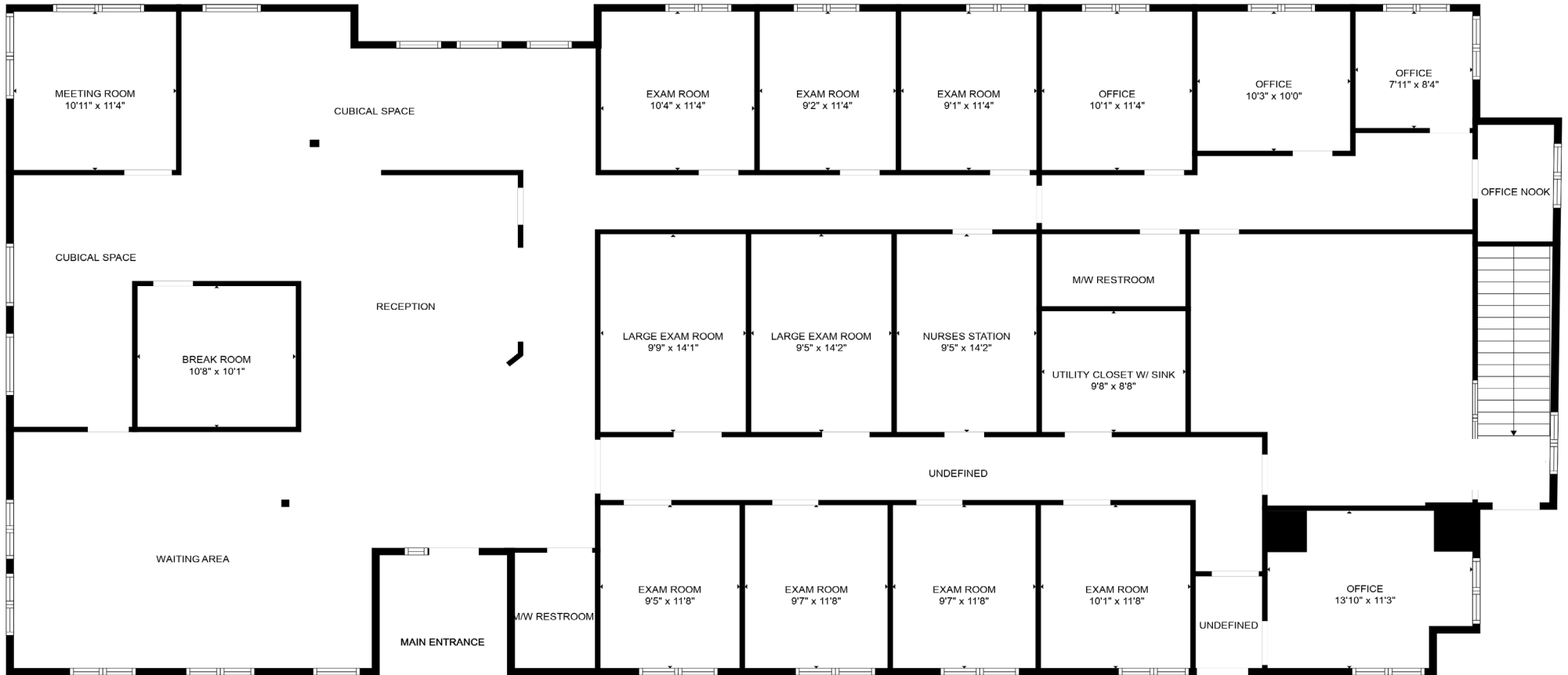
UPPER LEVEL PHOTOS





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UPPER LEVEL FLOOR PLAN



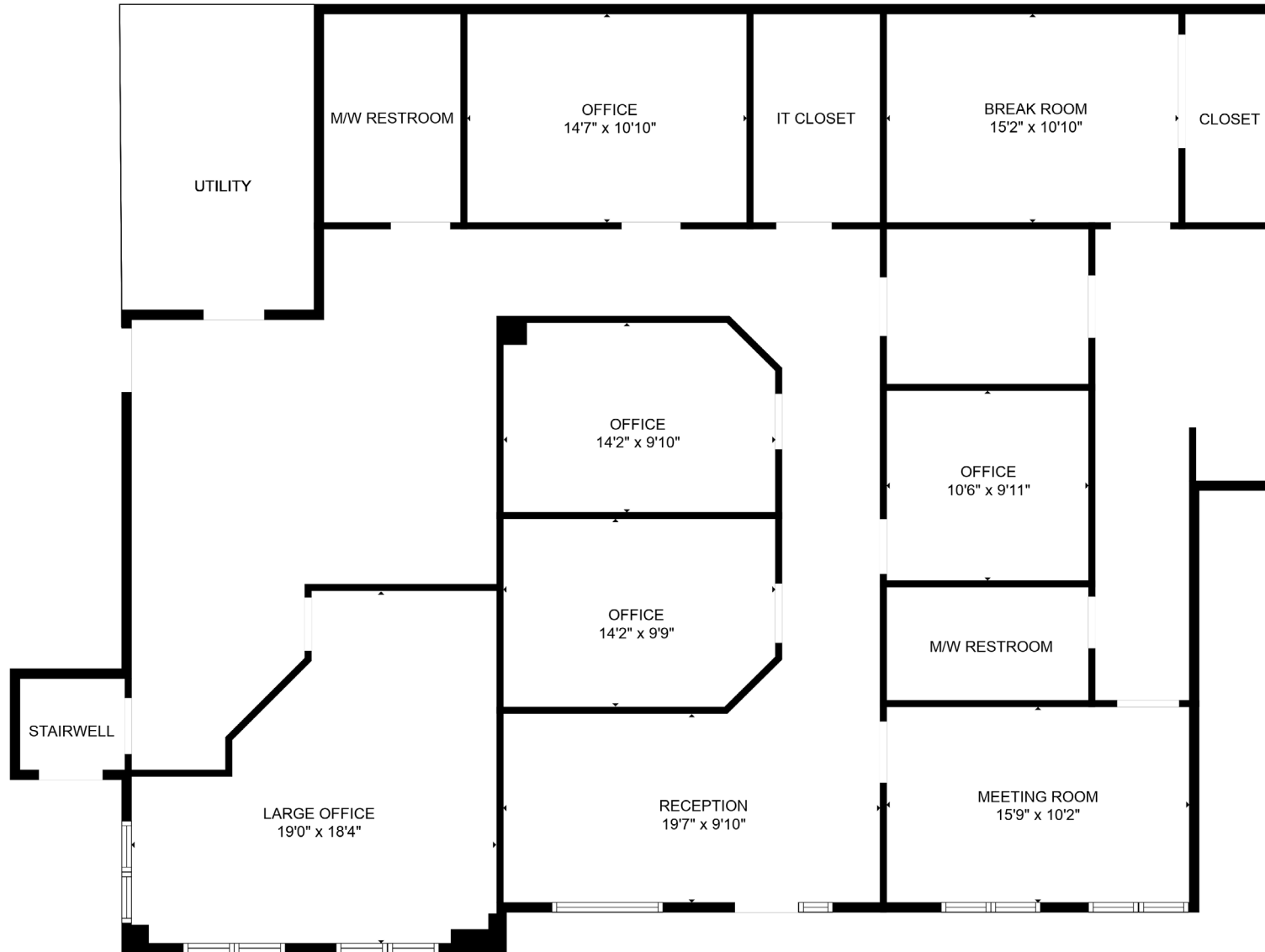
LOWER LEVEL SUITE PHOTOS





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LOWER LEVEL SUITE 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 CNN Money–Best Place to Launch a Business
- #4 Wall Street Journal–Emerging Housing Markets
- #4 WalletHub–Best Places to rent
- #11 Forbes–Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list