



FLEX WAREHOUSE WITH SHOWROOM & OFFICE

3104 W ST LOUIS STREET
RAPID CITY, SD 57702

FOR SALE \$725,000

FOR LEASE \$10/SF/YR NNN



INVESTMENT HIGHLIGHTS

- ▶ Versatile property located in Northwest Rapid City
- ▶ Approximately 1,500 SF of showroom/retail space
- ▶ Approx. 3,743 SF warehouse space
- ▶ 12x14 loading dock
- ▶ 16ft sidewalls and 3 phase power
- ▶ Flexible office/storage space upstairs with kitchen & bathroom.
- ▶ Visibility from W Chicago St (10,597 vehicles per day)
- ▶ New roof coating and parking lot sealed in 2022

BUILDING FOR SALE OR LEASE—6,733 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.



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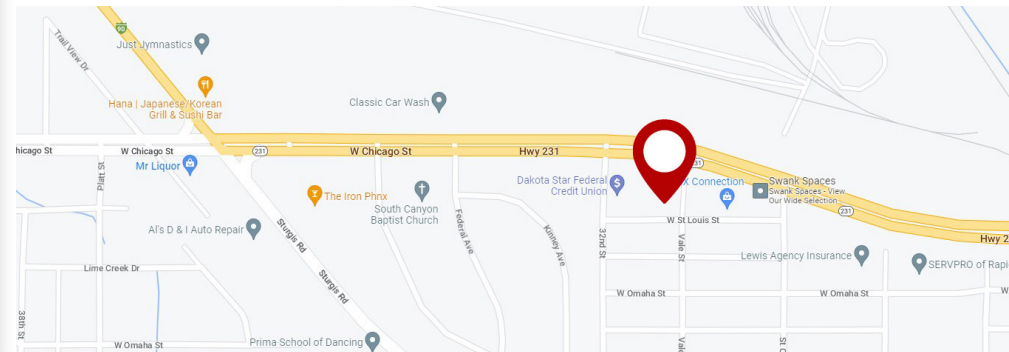
PROPERTY DETAILS

PROPERTY OVERVIEW

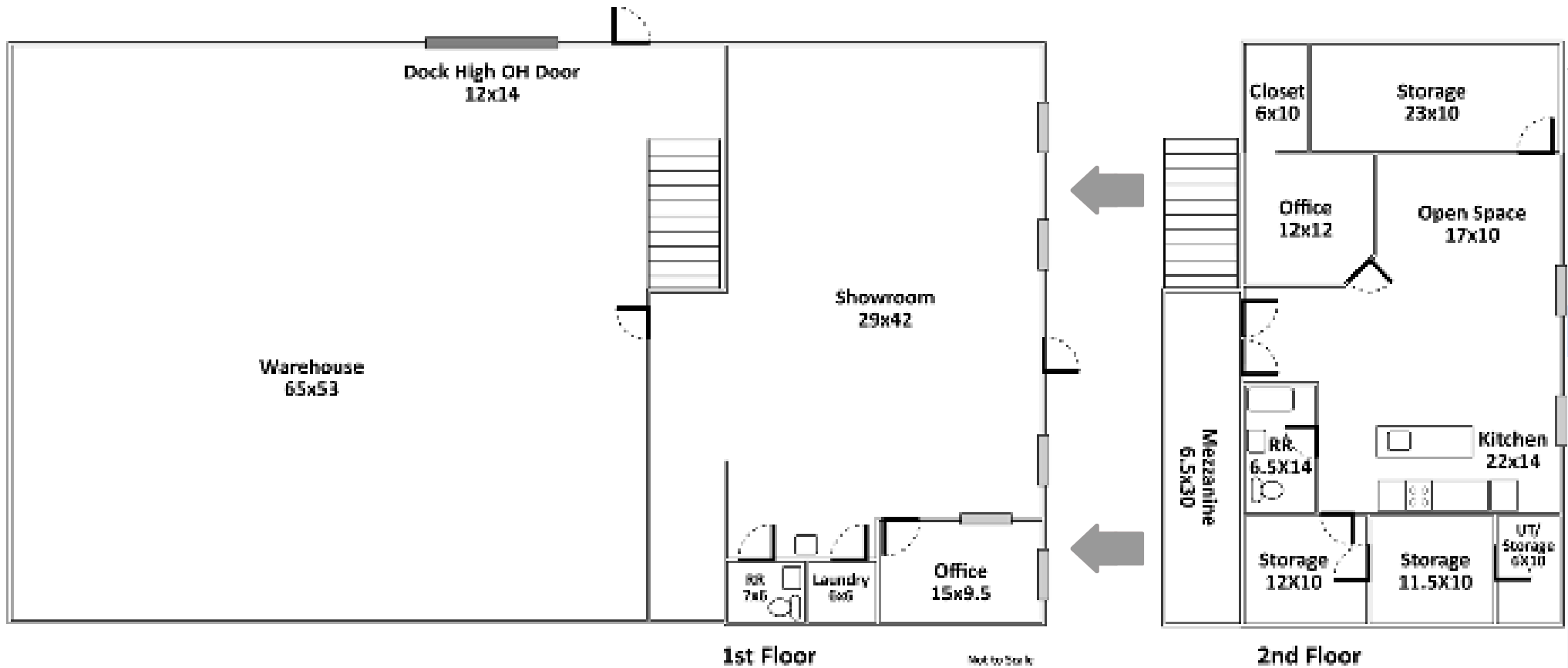
Flexible West Rapid warehouse property with office and retail space. Approximately 1,500 SF of showroom, 3,743 SF of warehouse with loading dock and 12'x14' overhead door, and ~1,500SF of office/storage above the showroom that includes a kitchen and bathroom. Freespace heated warehouse with 16ft sidewalls and 3 phase power. Showroom includes an office, bathroom and utility room with W/D hookups. New roof coating and parking lot sealed in 2022.

PROPERTY INFORMATION

SQFT:	Approx. 5,228 SF Main Level
Sale Price:	\$725,000
Lease Price:	\$4,365/Month + NNN
Lease Term:	2 Year Minimum
SF Breakdown:	1,495 Showroom + 3,743 Warehouse + 1,495 Upstairs Office/Storage
Tax ID:	36003
Taxes (2022):	\$3,760.85
Zoning:	General Commercial
Water & Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities



FLOOR PLAN



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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 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