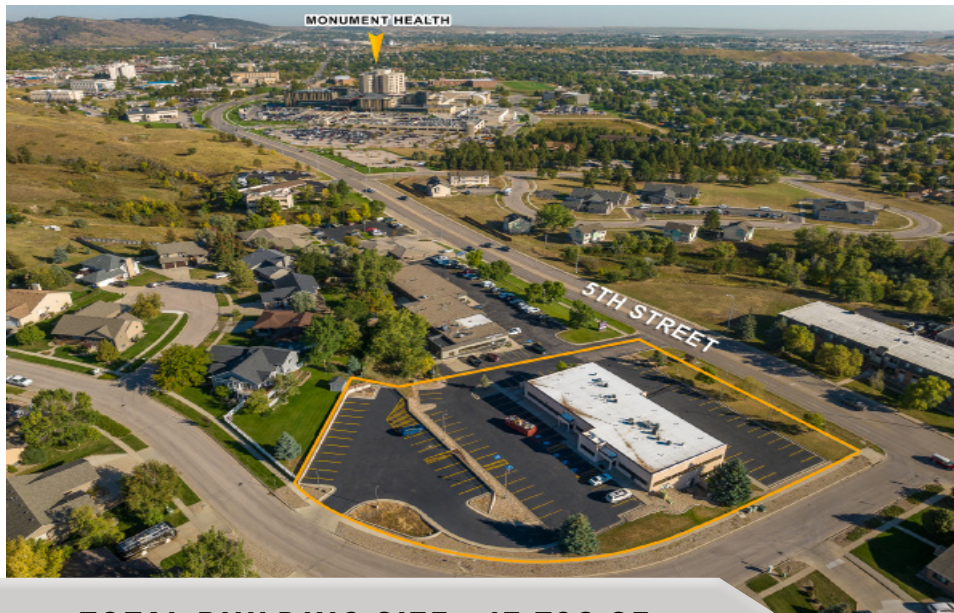




MEDICAL OFFICE BUILDING

3625 5TH ST
RAPID CITY, SD 57701

FOR SALE / FOR LEASE



PROPERTY OVERVIEW

- ▶ Former Rapid City VA Outpatient Clinic
- ▶ 2 story building with grade level access on each floor, easily divisible
- ▶ Large parking lot with 95 spaces
- ▶ Strategically located 0.4 miles from Monument Health Hospital and in the heart of Rapid City's medical corridor

TOTAL BUILDING SIZE - 15,792 SF

KW Commercial

*Your Property—Our Priority*SM

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

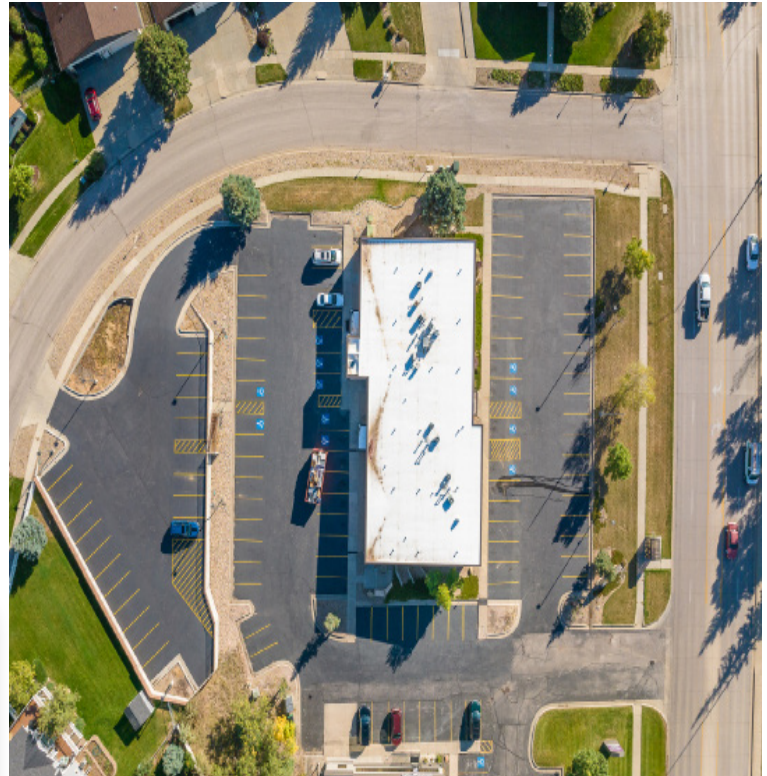
Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

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



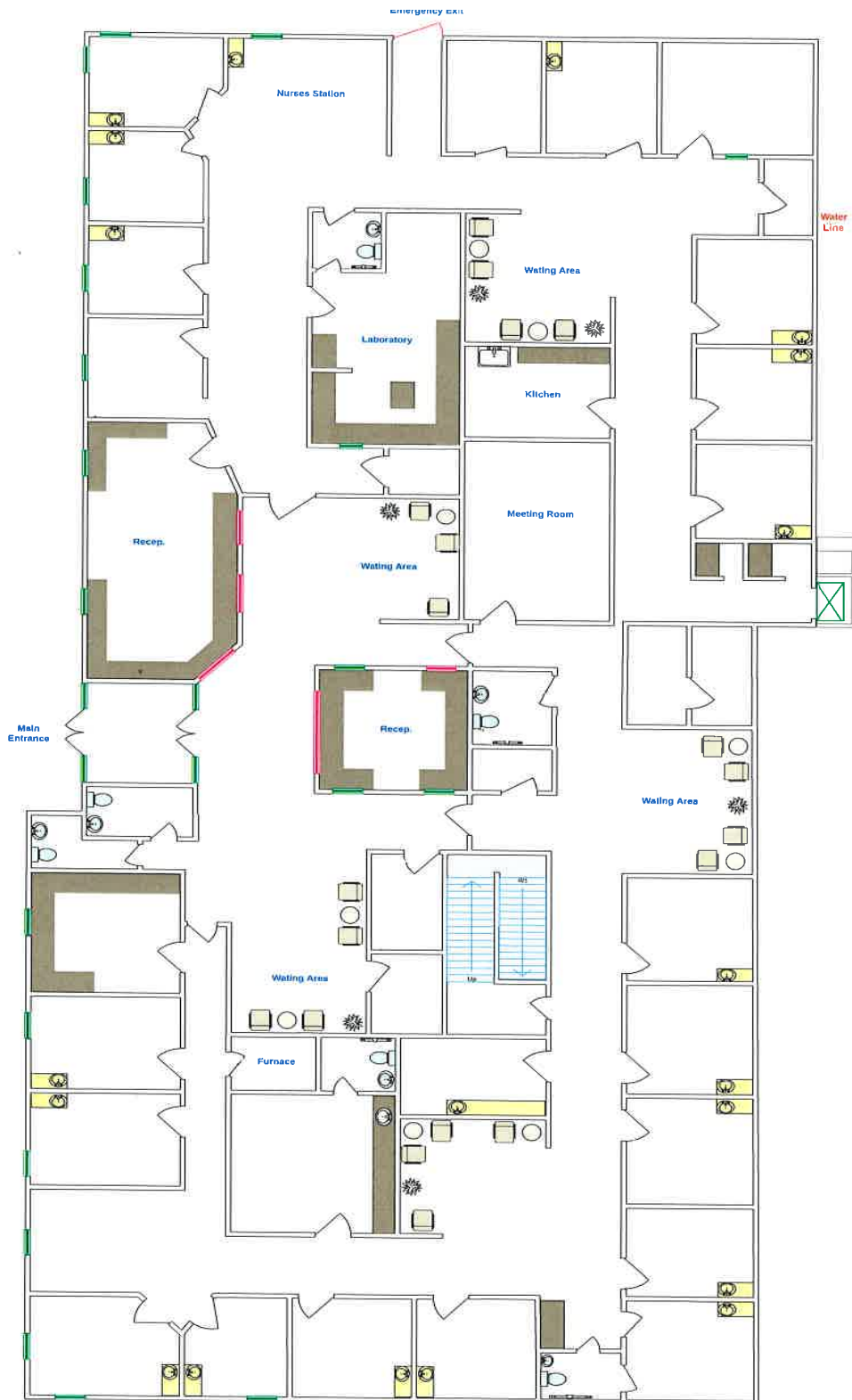
PROPERTY INFORMATION

Sale Price:	\$3,250,000
Lease Rate:	\$16.00/SF/YR NNN
Property Type:	Medical Office
Total SQFT:	15,792
Acres:	1.51
Year Built:	1995
Parcel ID:	37-13-126-017
Tax ID:	50583
Taxes (2022):	\$35,994.00
Legal Description:	FOX RUN SUBD; BLOCK 2; LOT A2R
Water/Sewer:	Rapid City
Electric:	Black Hills Power
Gas:	MDU

INVESTMENT HIGHLIGHTS

- ▶ Approx 7,896 SQFT on each floor
- ▶ 38 Exam rooms with sinks
- ▶ 26 Offices
- ▶ 2 Reception areas - one on each floor
- ▶ Elevator access to both floors
- ▶ Direct access off of 5th Street and Fox Run Drive
- ▶ Located between Monument Rapid City Hospital and Black Hills Surgery Center

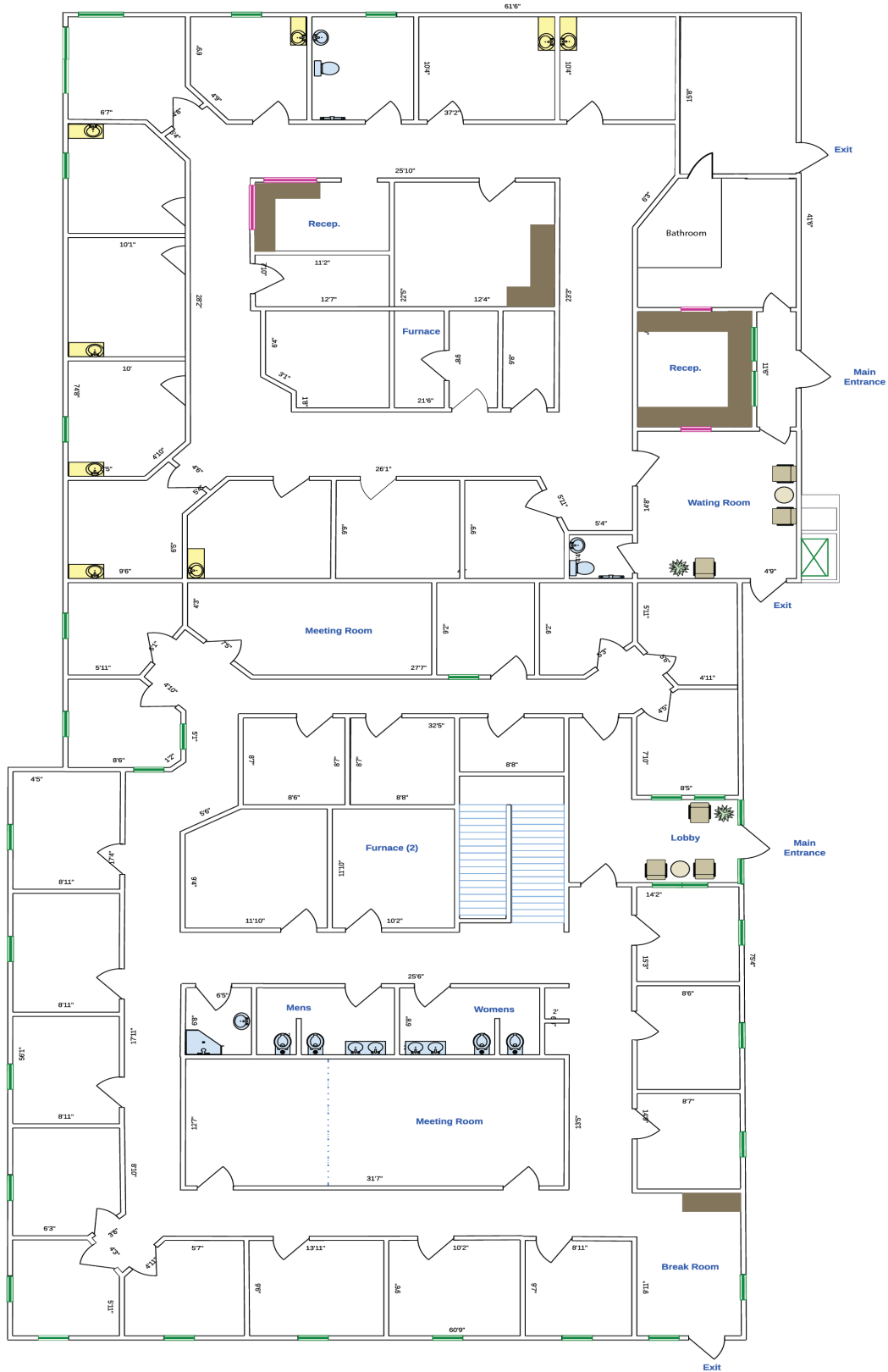
FLOOR PLAN - 1ST LEVEL





3625 5TH ST
RAPID CITY, SD 57701

FLOOR PLAN - 2ND LEVEL



PHOTOS

