



HIGHLY VISIBLE OFFICE BUILDING

330 KNOLLWOOD DRIVE
RAPID CITY, SD 57701

FOR SALE \$1,185,000



OFFICE BUILDING—5,992 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.



330 KNOLLWOOD DRIVE
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PROPERTY DETAILS

PROPERTY OVERVIEW

Excellent location for this highly visible office building with easy access to I-90 Exit 56 and Haines Avenue. The improvements include new roof, fascia, gutters, downspouts, siding, exterior deck, and rear entrance door. Great, newly repaved parking with over 40 parking spaces. Both levels have direct parking lot access, allowing for flexible use—occupy one floor and lease out the other. The work stations and office furniture currently in the building may be included in the sale.

PROPERTY INFORMATION

Parcel ID:	20-25-401-007 / 20-25-401-001
Acres:	0.56
Total SQFT:	5,992
Tax ID:	20090 / 20085
Taxes (2024):	\$9,218.94
Legal Description:	Airport Add, Block 8 Less RTY & Utility T2NR7E Sec25 / Airport Add, Block 3; Less Row T2NR7E Sec25
Water & Sewer:	Rapid City
Electric:	BHP
Gas:	MDU





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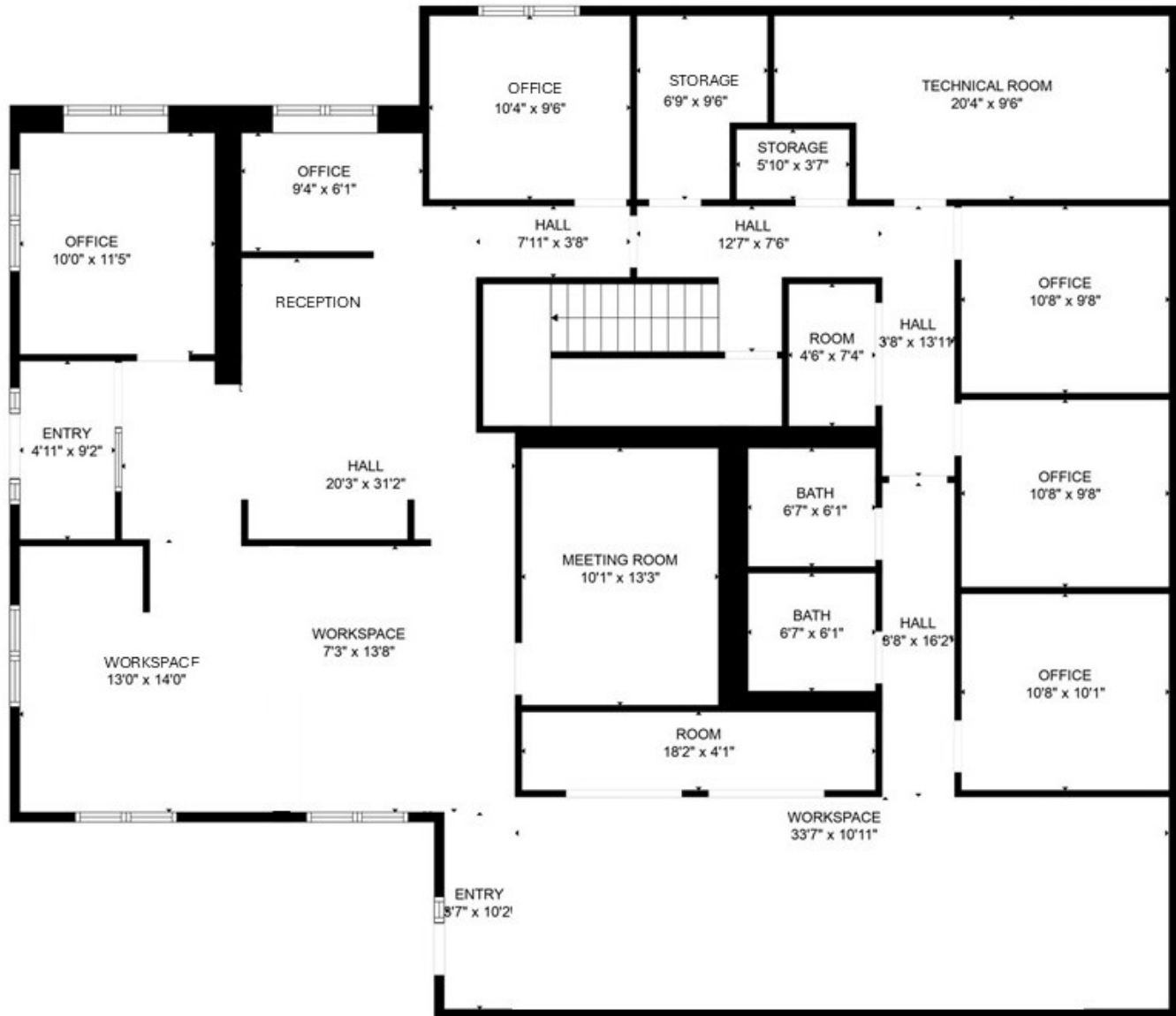
PHOTOS



FLOORPLAN - MAIN LEVEL



FLOORPLAN - LOWER LEVEL



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