



HIGHLY VISIBLE OFFICE BUILDING

330 KNOLLWOOD DRIVE
RAPID CITY, SD 57701

FOR SALE \$1,095,000

FOR LEASE \$13.00/SF/YR NNN



OFFICE BUILDING—5,992 SF

KW Commercial

Your Property—Our PrioritySM

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EXCLUSIVELY LISTED BY:

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330 KNOLLWOOD DRIVE RAPID CITY, SD 57701

PROPERTY DETAILS



PROPERTY OVERVIEW

Excellent location for this highly visible office building with easy access to I-90 Exit 56 and Haines Avenue. Great parking with over 40 parking spaces. The most recent improvements include new roof, fascia, gutters, downspouts, siding, exterior deck, and rear entrance door. The work stations and office furniture currently in the building may be included in the Lease/Sale deal. The building is being offered for lease at the rate of \$13.00/SF/YR NNN (\$6,491.33/Month).

PROPERTY INFORMATION

Parcel ID:	20-25-401-007
Acres:	0.51
Total SQFT:	5,992
Tax ID:	20090
Taxes (2023):	\$9,223.32
Legal Description:	Airport Add, Block 8 Less RTY & Utility T2NR7E Sec25
Water & Sewer:	Rapid City
Electric:	BHP
Gas:	MDU



PHOTOS





330 KNOLLWOOD DRIVE
RAPID CITY, SD 57701

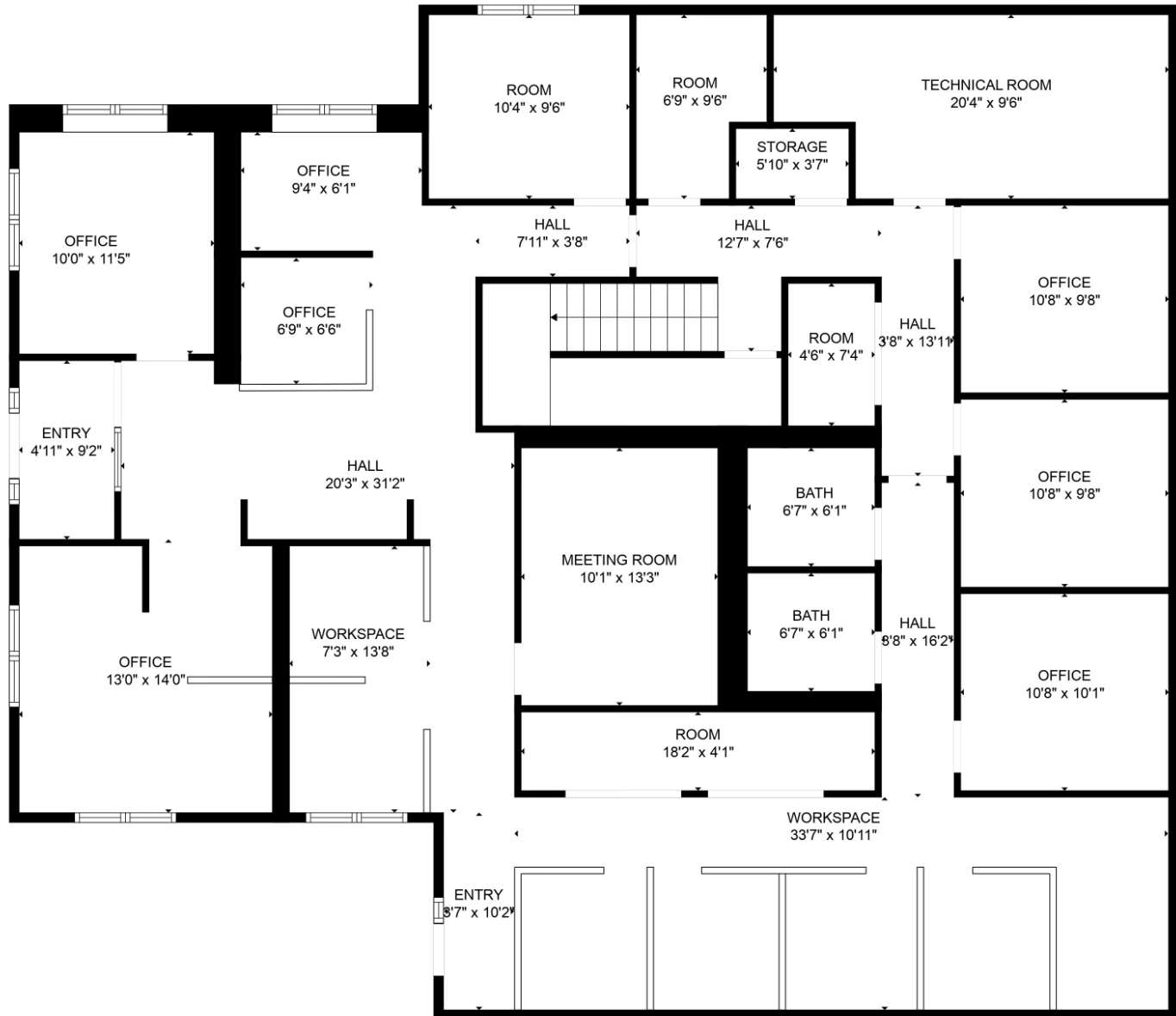
FLOORPLAN - MAIN LEVEL





330 KNOLLWOOD DRIVE
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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 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