

QUINCY STREET OFFICE BUILDING

924 QUINCY STREET
RAPID CITY, SD 57701

FOR SALE \$625,000



4,888 SF | 11 PRIVATE OFFICES | ON-SITE PARKING + 2-CAR GARAGE

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM
Commercial Broker
605.939.4489
chris@rapidcitycommercial.com



KW Commercial
2401 W Main St, Rapid City, SD 57702
605.335.8100
www.RapidCityCommercial.com
Keller Williams Realty Black Hills

924 QUINCY STREET
RAPID CITY, SD 57701

PROPERTY DETAILS

SITE & BUILDING INFORMATION

Building Size	4,888 SF
Land Size	0.20 Acres
Zoning	High Density Residential (HDR)
Year Built	1961
Private Offices	11
Conference Room	1
Kitchen	Full lower-level kitchen w/dining area
Parking	On-site capacity for approx. 11 vehicles, plus on-street parking
Garage	Detached 2-car garage with alley access
Access	Front client entrance; covered ramped rear entrance

TRANSACTION DETAILS

Asking Price	\$625,000
Tax ID	34921
Taxes (2025)	\$4,566

UTILITIES

Water & Sewer	Rapid City
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

PROPERTY OVERVIEW

This 4,888 SF freestanding professional office building offers 11 private offices and a functional two-level layout for an owner-user seeking a dedicated office environment near downtown Rapid City. Located near West Blvd, the property combines convenient central access with a quieter neighborhood setting.

The main level serves as the primary client-facing area with a dedicated reception area, spacious waiting room, six private offices and a dedicated mail/copy room. The lower level adds five offices, a conference room, full kitchen with dining area and substantial storage, providing additional workspace and support functions.

On-site parking, a detached two-car garage and a covered ramped rear entrance support daily operations. Separate utility metering and dual staircase access provide flexibility for leasing out one level and occupying the other.



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.

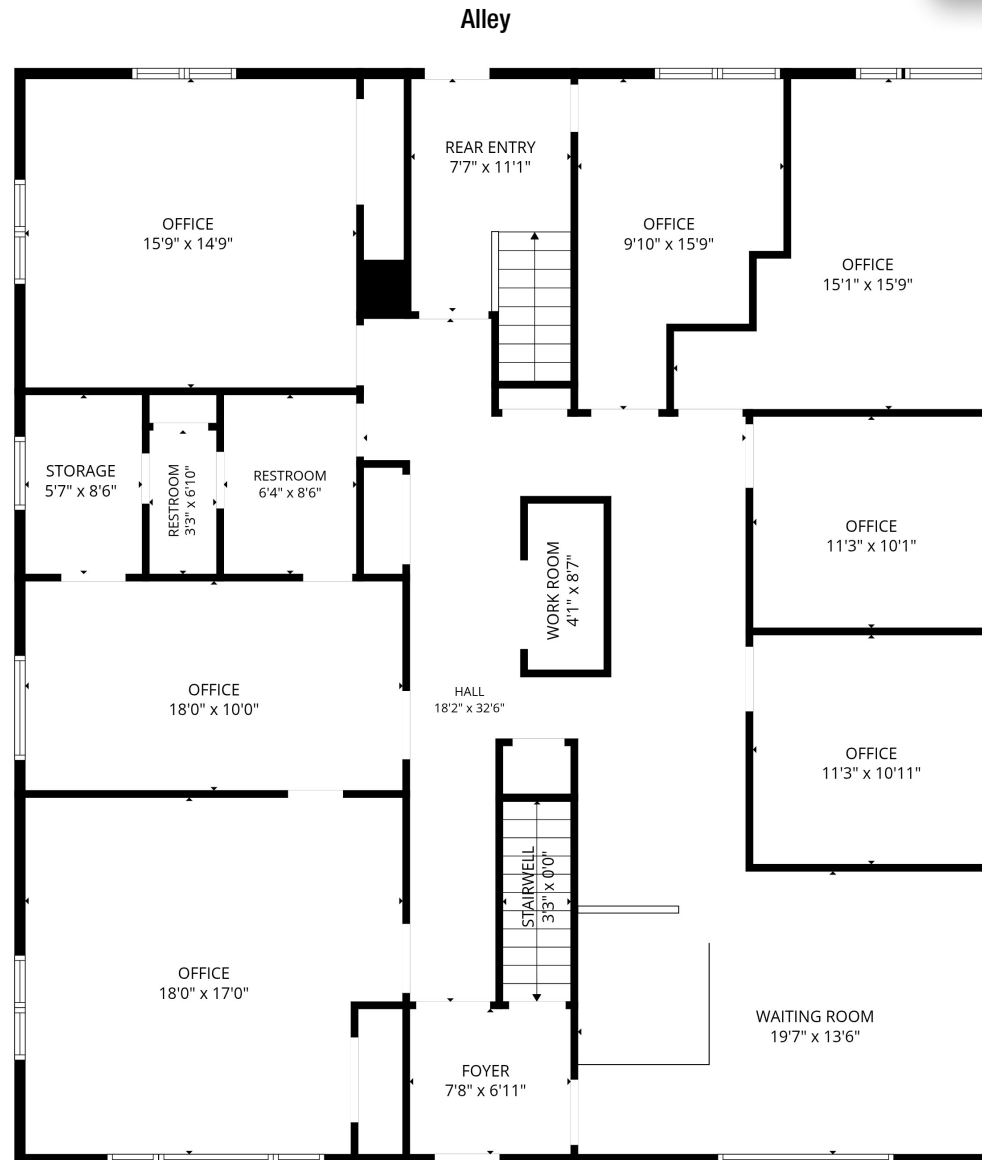
924 QUINCY STREET
RAPID CITY, SD 57701

LOCATION OVERVIEW



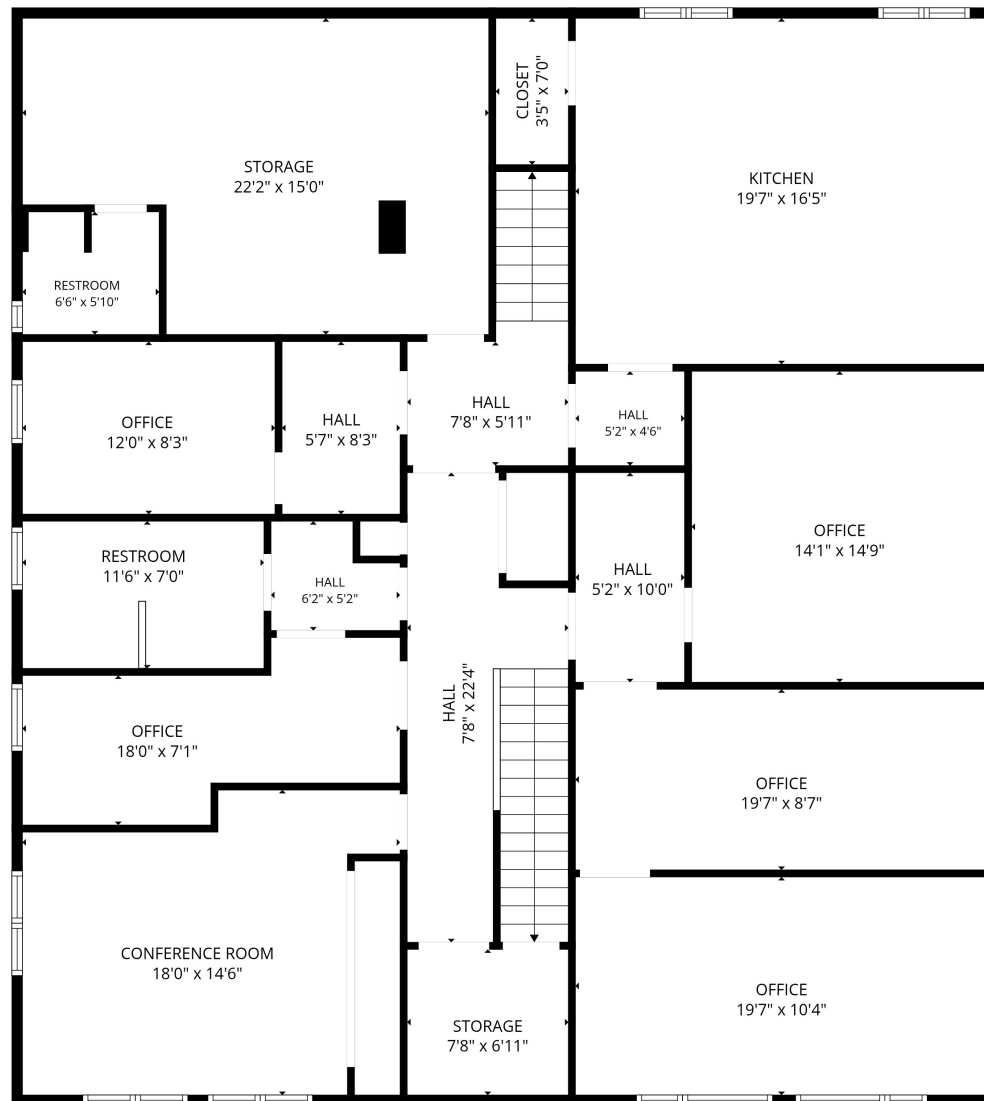
924 QUINCY STREET
RAPID CITY, SD 57701

MAIN LEVEL FLOOR PLAN



924 QUINCY STREET
RAPID CITY, SD 57701

LOWER LEVEL FLOOR PLAN



924 QUINCY STREET
RAPID CITY, SD 57701

MAIN LEVEL PHOTOS



924 QUINCY STREET
RAPID CITY, SD 57701

LOWER LEVEL 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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism 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 Metro Population	156,934
Rapid City Population Growth	1.83% YoY
Rapid City Unemployment Rate	1.8%
Household Median Income	\$70,870

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
State & Local Tax Revenue	\$398.7 M

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit
- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness
- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business
- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America
- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

924 QUINCY STREET
RAPID CITY, SD 57701

DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

