



# 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 Priority<sup>SM</sup>*

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

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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

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





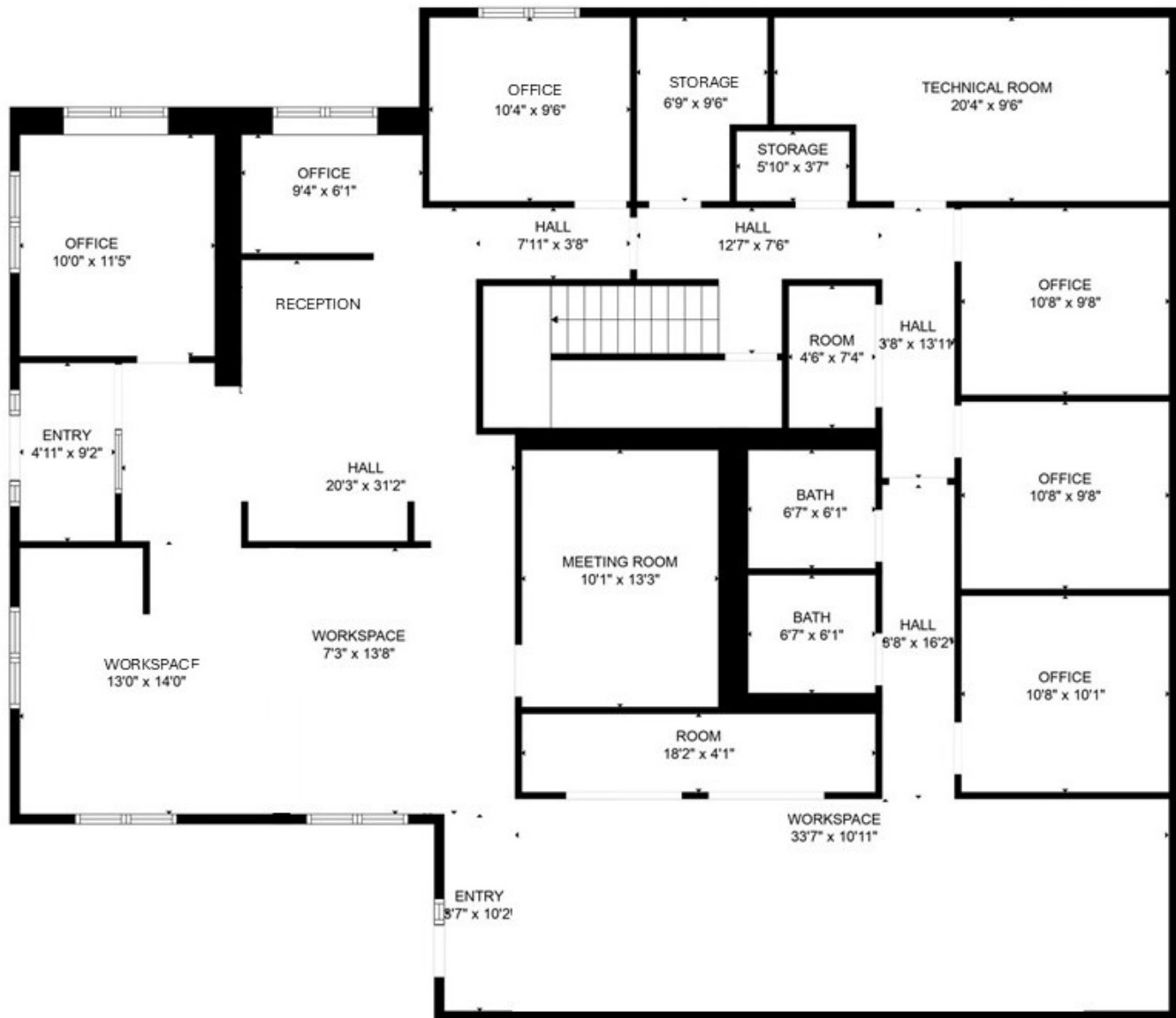
**PHOTOS**



**FLOORPLAN - MAIN LEVEL**



**FLOORPLAN - LOWER LEVEL**





## 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

<b>NO</b> corporate income tax
<b>NO</b> franchise or capital stock tax
<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax
<b>NO</b> estate and inheritance tax



### REGIONAL STATISTICS

Rapid City Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

### SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

## 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

- #4** Realtor.com-Emerging Housing Markets
- #33** WalletHub-Happiest Cities in America

## 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

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To