

DEADWOOD AVE SERVICE SHOP & WAREHOUSE

1811 DEADWOOD AVENUE
RAPID CITY, SD 57702

FOR SALE \$1,499,000



12,560 SF | 8-BAY SERVICE SHOP | 1.97 ACRES

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

SITE INFORMATION

Land Area	1.97 Acres
Zoning	General Commercial
Parking	24 striped spaces + rear parking
Traffic	11,171 VPD (2025 MPO)
Signage	Pylon and building signage

BUILDING INFORMATION

Total Building Size	12,560 SF	
	Main Building	Warehouse
Building Size	9,360 Sf	3,200 SF
Year Built	1992	2022
Overhead Doors	14' x 14' (8)	12' x 12' (1)
Ceiling Heights	16'	14'
Power	240V, 3-phase	200-amp

TRANSACTION DETAILS

Asking Price	\$1,499,000
Tax ID	44638
\$/SF	\$119/SF

UTILITIES

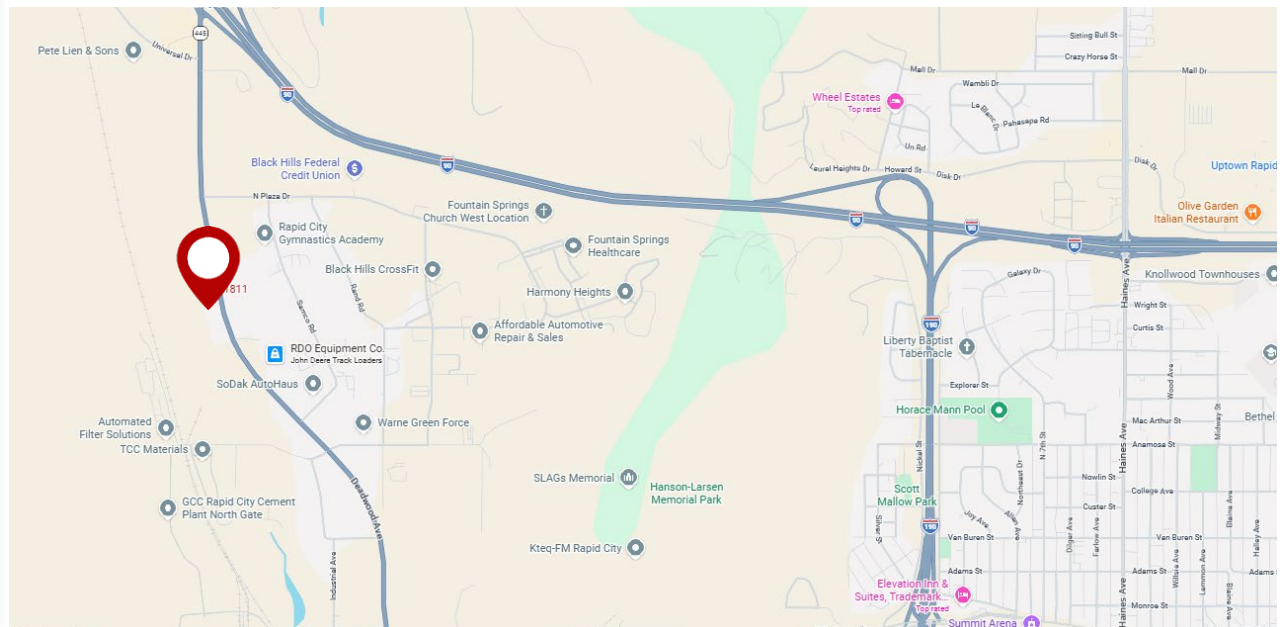
Water	Shared private well
Sewer	Private septic
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

PROPERTY OVERVIEW

Service-oriented commercial property configured for automotive, tire, truck service, and similar operators requiring customer-facing space, multiple service bays, and additional warehouse storage along Rapid City's established Deadwood Avenue corridor.

The 9,360 SF main building combines 1,200 SF of street-level retail and office space with an 8,160 SF service shop. Eight 14' x 14' overhead doors include two drive-through bays sized for semi trucks, supported by a dedicated welding/exhaust bay, in-floor drains, and compressed-air distribution. A separate 3,200 SF warehouse built in 2022 provides additional covered storage.

The 1.97-acre site includes 24 striped parking spaces plus additional rear parking, prominent roadside signage, and direct access along Deadwood Avenue with convenient connectivity to I-90 at Exit 55.



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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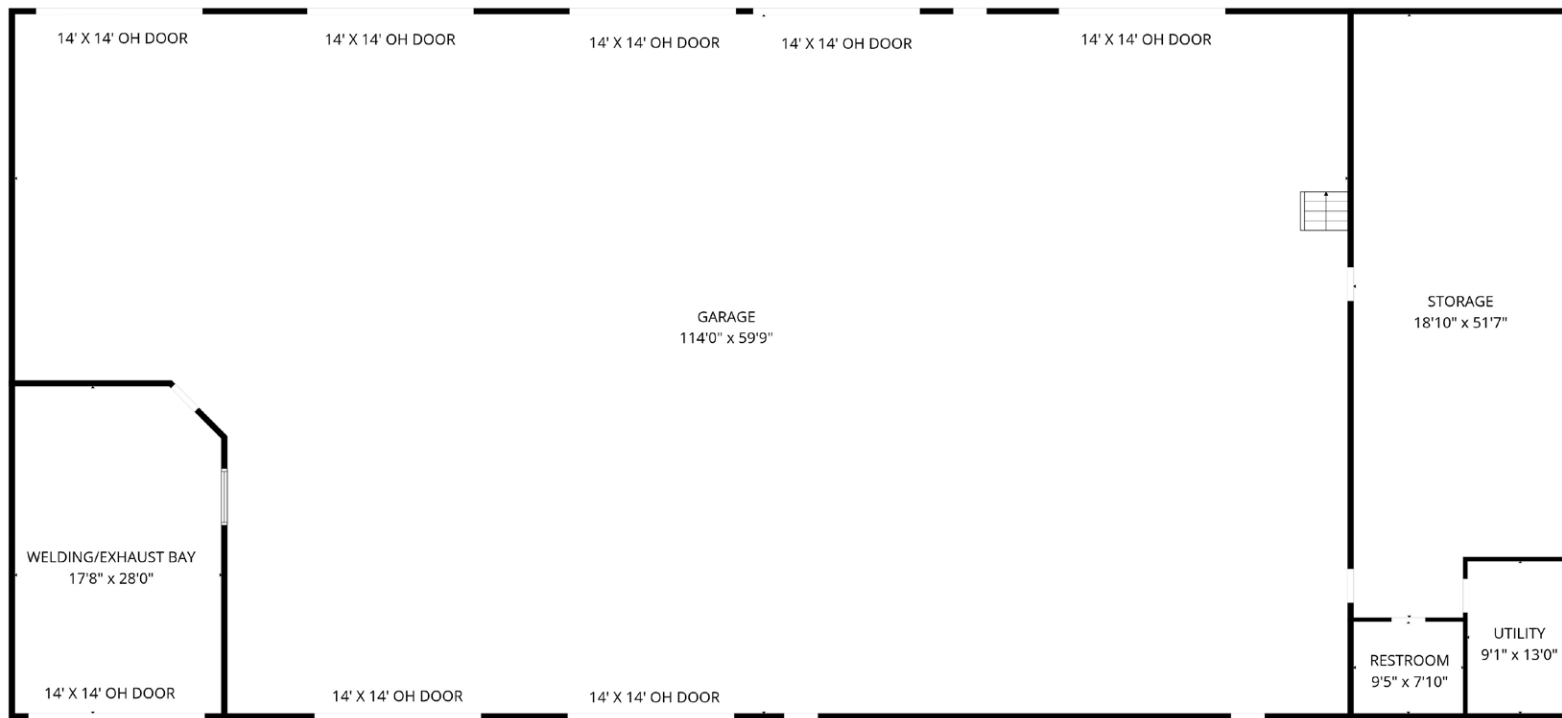
LOCATION OVERVIEW



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MAIN BUILDING FLOOR PLAN

SHOP LEVEL

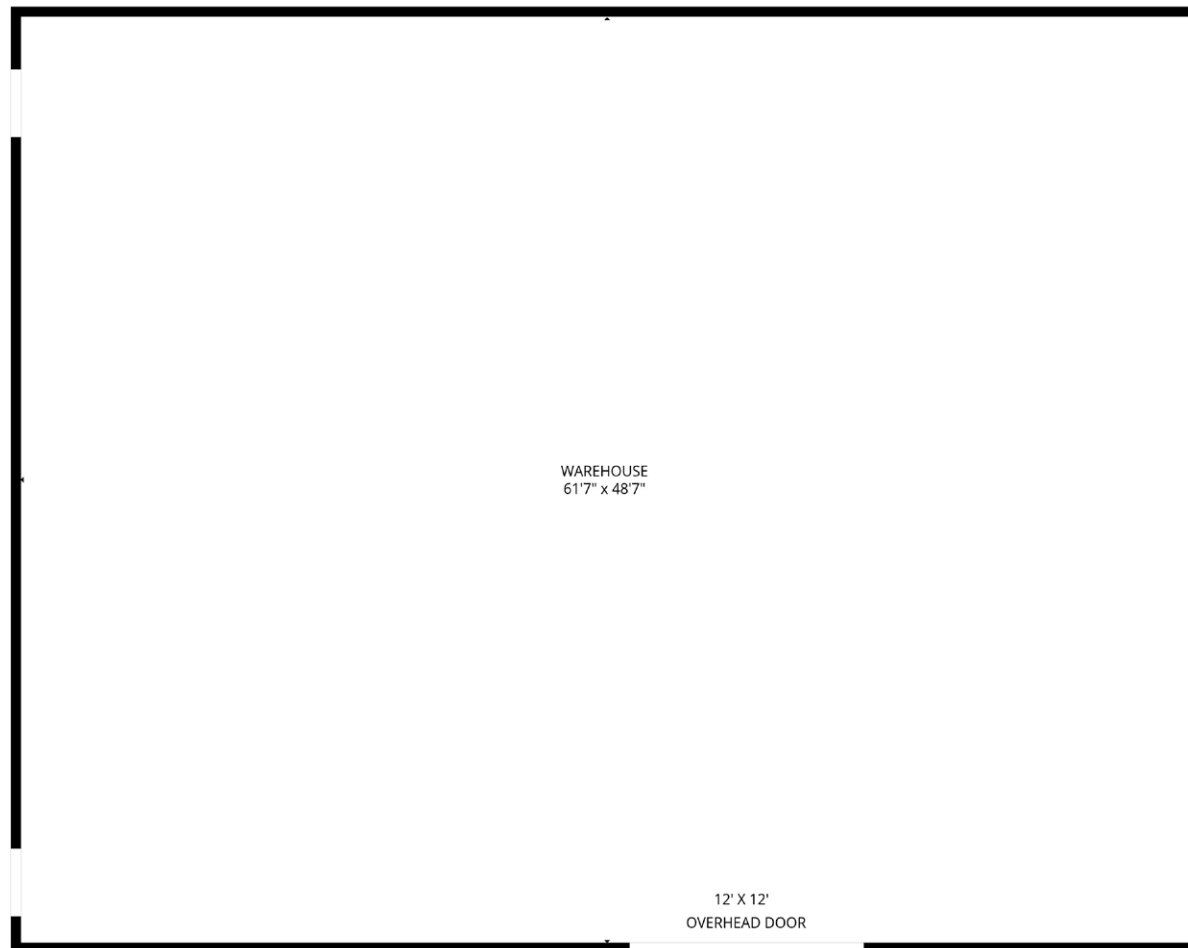


UPPER LEVEL



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WAREHOUSE FLOOR PLAN



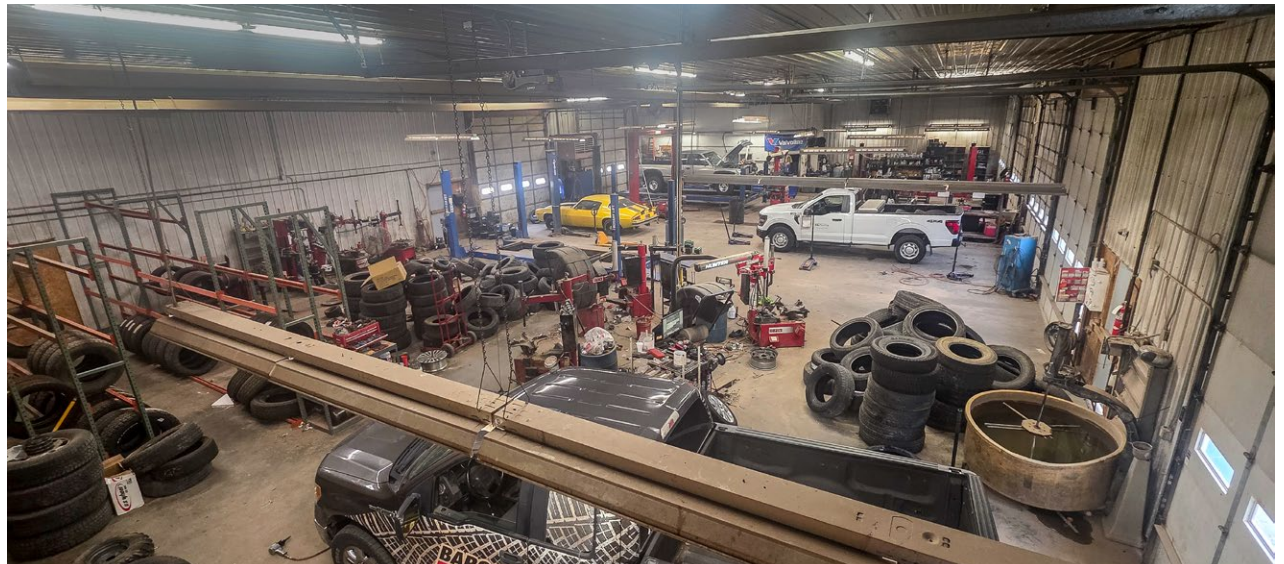
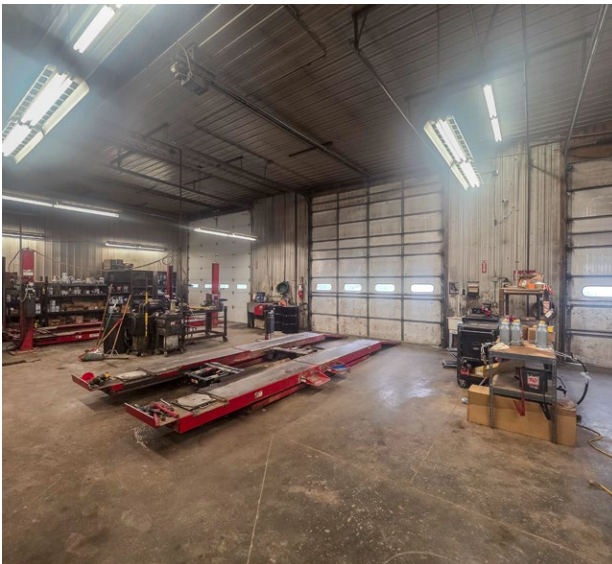
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PHOTOS



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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

- #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

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