

FLORMANN STREET PROFESSIONAL OFFICE

625 FLORMANN STREET
RAPID CITY, SD 57701

FOR SALE \$995,000



5,527 SF | 20 PARKING SPACES

EXCLUSIVELY LISTED BY:

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**625 FLORMANN STREET
RAPID CITY, SD 57701**

PROPERTY DETAILS

SITE & BUILDING INFORMATION

Total Building Size	5,527
Land Size	0.56 Acres
Year Built	2001
Renovations	2019 & 2023
Basement	Finished, 1,494 SF
Security	Key Card Access & Surveillance
Zoning	Office Commercial District
Parking	20 Spaces (Off-Street, Paved)
Private Offices	8

TRANSACTION DETAILS

Asking Price	\$995,000
Tax ID	75650
Taxes (2025)	\$13450.90
Special Assessments	\$182.92
Legal Description	SOUTH BOULEVARD ADD; BLOCK 17; LOT 12-15 Township 1 North, Range 7 East, Section 12

UTILITIES

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

PROPERTY OVERVIEW

Office building configured for medical or service-based users requiring multiple private rooms, reception, and finished lower-level space near Rapid City's established medical corridor.

The 5,527 SF building includes a functional layout with reception, waiting area, eight private offices, and three restrooms. A fully finished basement adds additional workspace and storage flexibility. Recent improvements include a 2019 full interior remodel and a 2023 basement renovation. The property also includes a secured vault, key card entry, and updated mechanical systems.

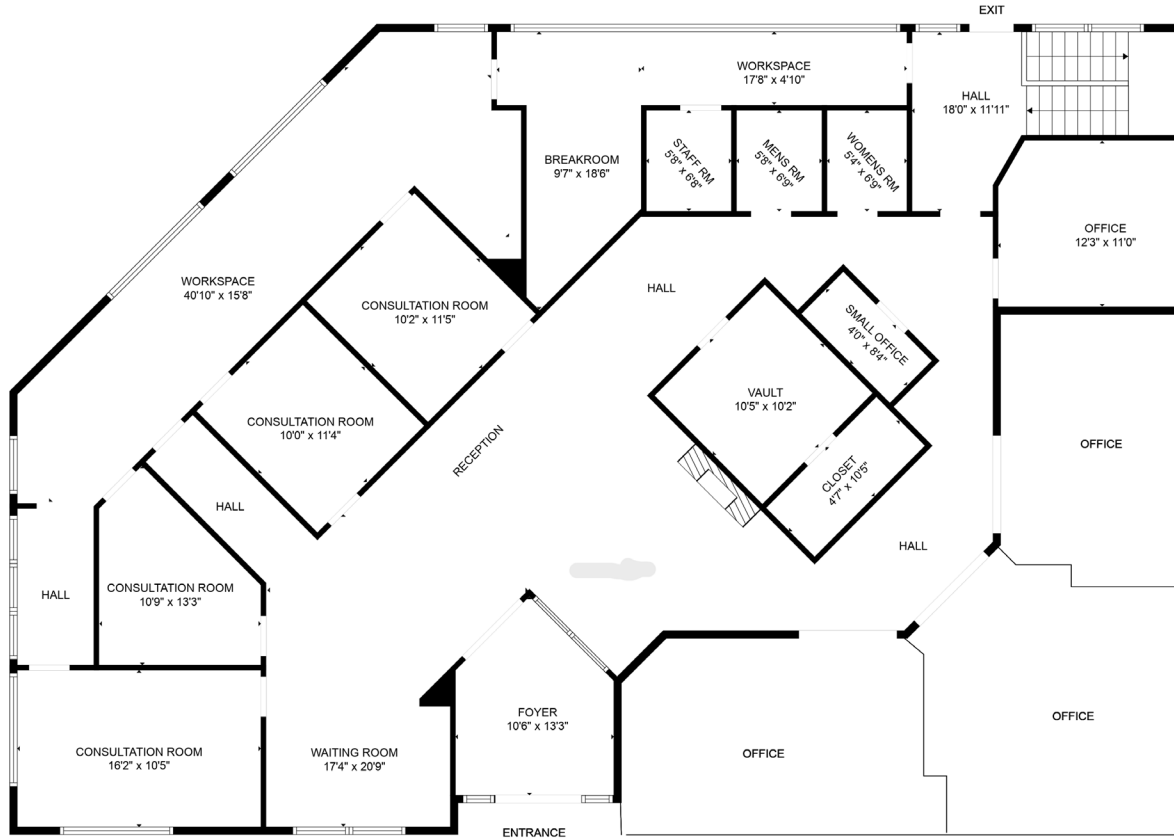
Located just off Mount Rushmore Road, the property benefits from proximity to one of Rapid City's primary commercial corridors with strong access to healthcare, retail, and surrounding neighborhoods.



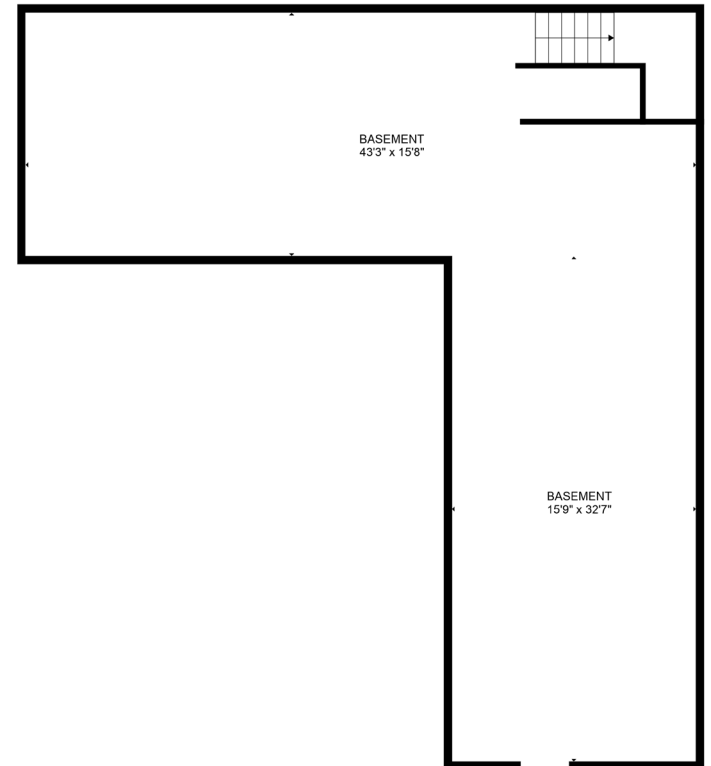
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FLOOR PLAN

MAIN LEVEL



BASEMENT



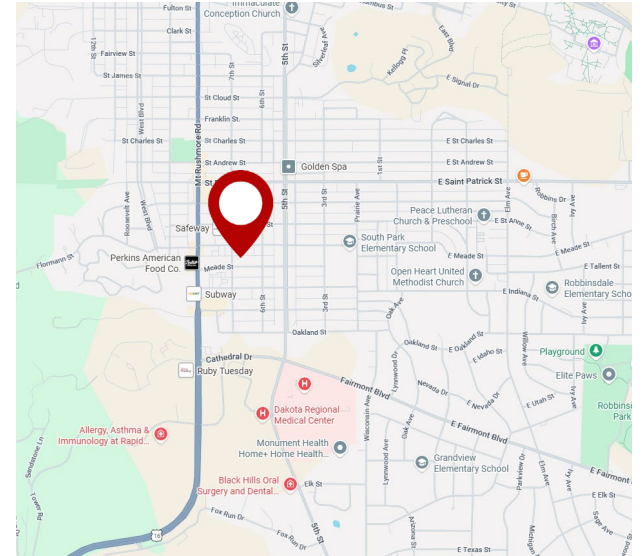
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PHOTOS



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LOCATION OVERVIEW



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	156,686
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

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

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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.

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