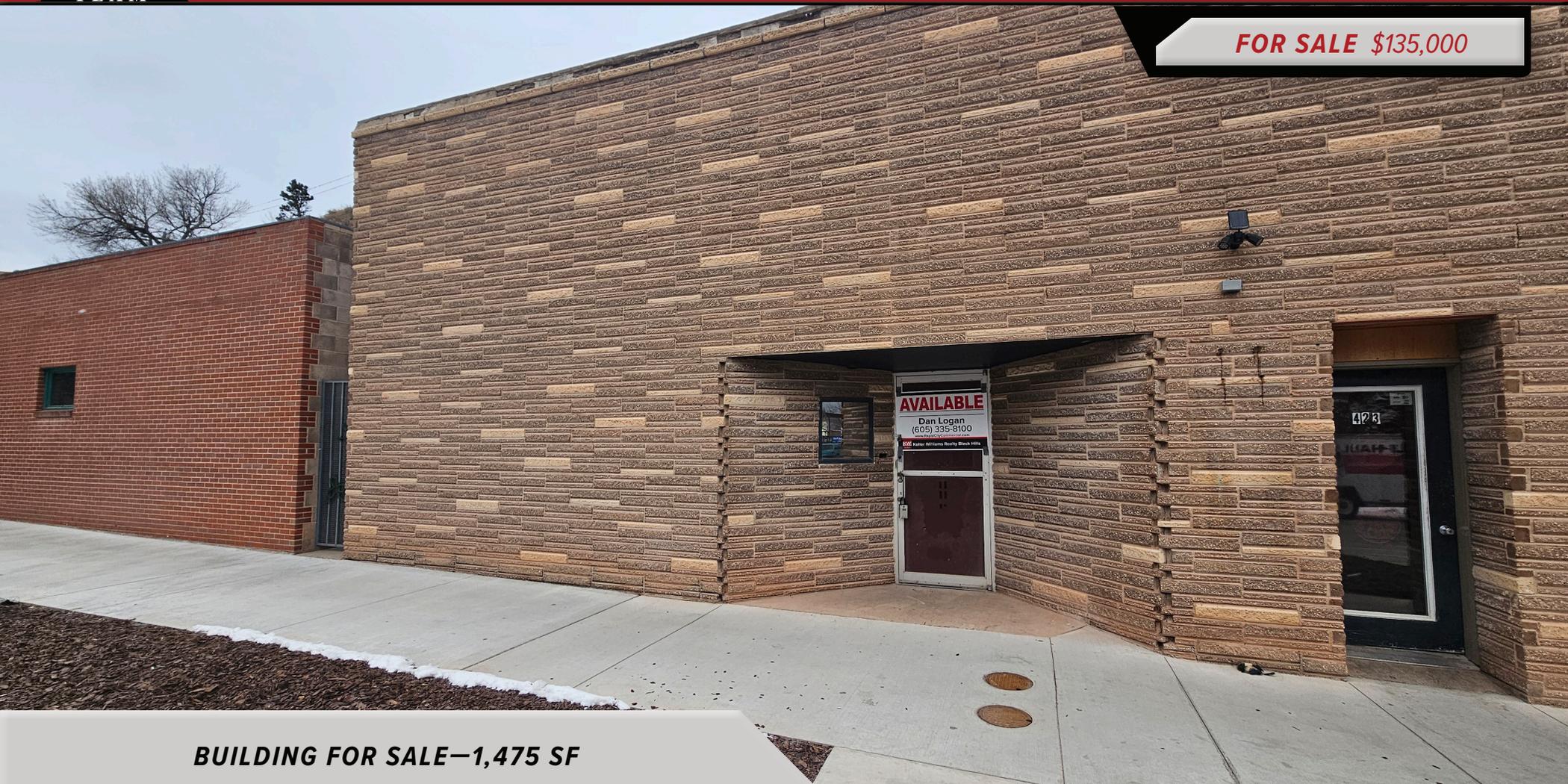




EXCELLENT RETAIL/TOURIST LOCATION

431 N RIVER STREET
HOT SPRINGS, SD 57747

FOR SALE \$135,000



BUILDING FOR SALE—1,475 SF

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

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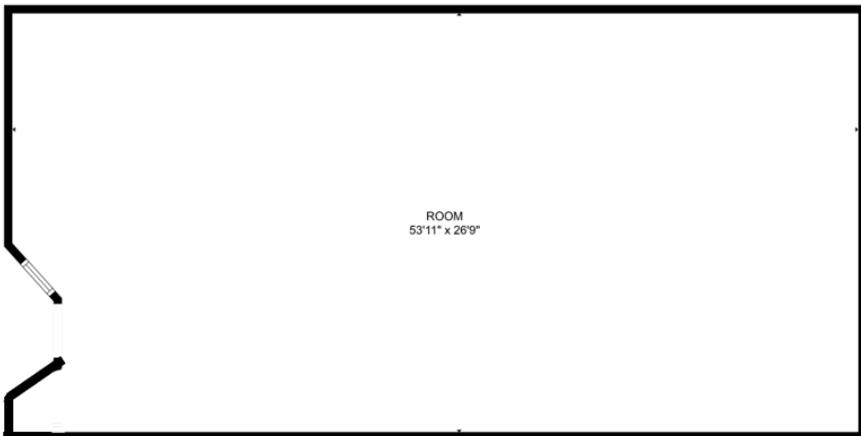
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PROPERTY INFORMATION

Parcel ID:	75410-02300-011-00
SQFT:	1,475 SF
Acres:	.05
Zoning:	Commercial
Taxes (2024):	\$1,551.46
Legal Description:	HOT SPRINGS: LOT 11Z, BLK 23
Water:	City
Sewer:	City



Floorplan is not exact. Buyer to verify dimensions.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

Exceptionally located commercial building in downtown Hot Springs. This 1,475 SF space is situated across from the Hot Springs River Walk and has the waterfall directly ahead when you walk out the door. The interior has been stripped down and is ready for a custom buildout. Current owners have been working on plans to reconstruct the face of the building with a full storefront window allowing for a perfect view of the falls.

PROPERTY HIGHLIGHTS

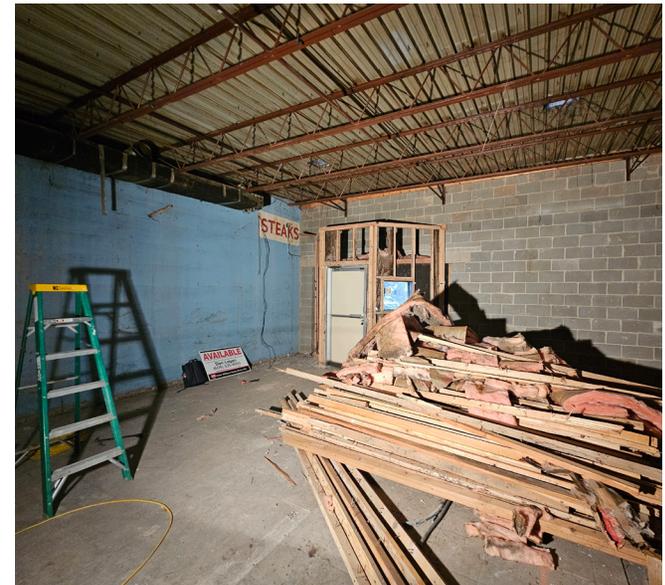
- ▶ 1,475 SF of open space ready for a custom buildout
- ▶ Unbeatable tourist location with the walking path and waterfall directly across the street
- ▶ Nearly 13' tall ceiling and plumbed in for 2 restrooms in the back
- ▶ 200 Amp power and on-street parking
- ▶ Along the main route through Hot Springs and with great foot traffic
- ▶ Excellent location for a retail store, restaurant, bar, or office

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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	156,686
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



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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.

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 from or for 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.

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