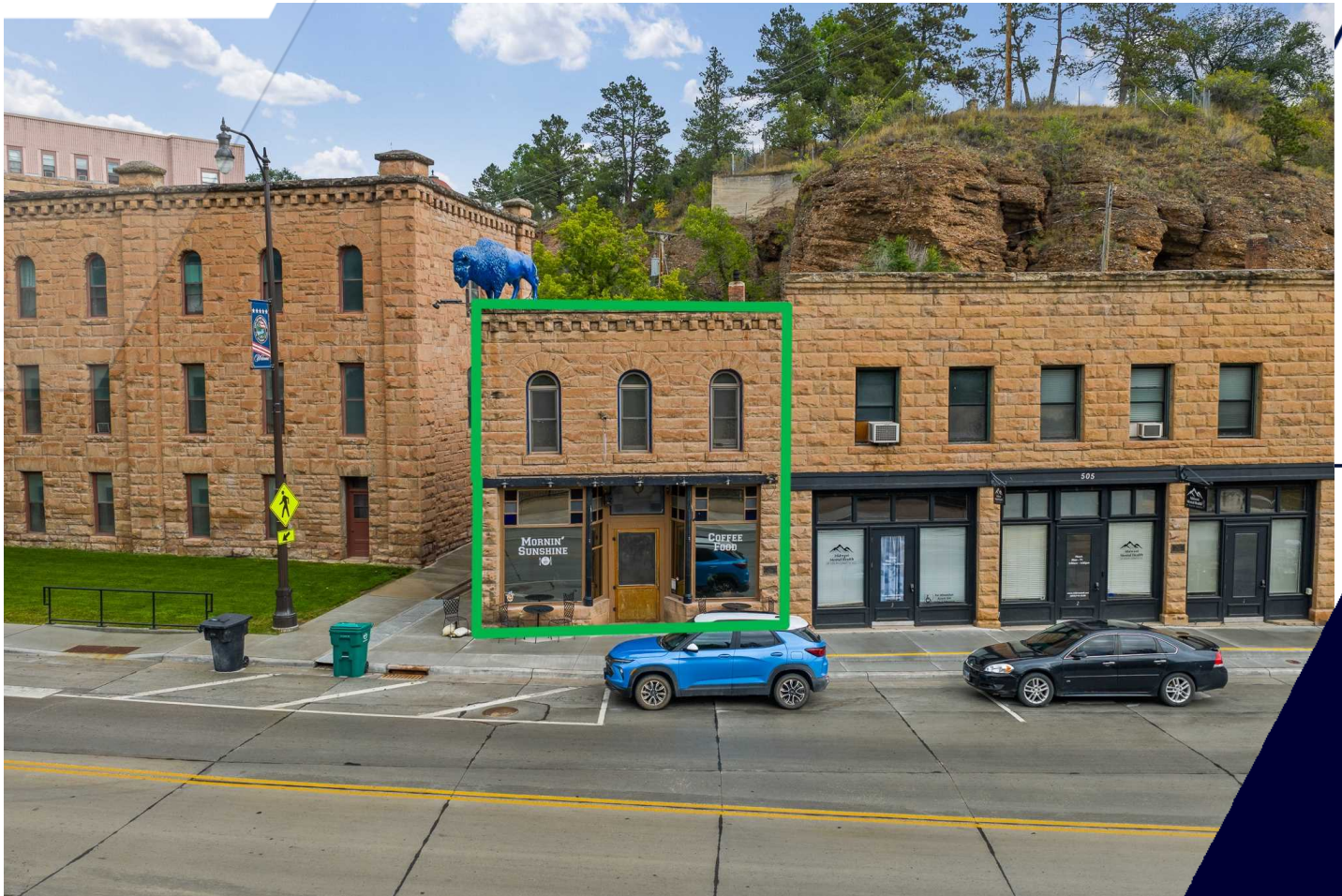


509 N RIVER STREET, HOT SPRINGS, SD 57747

- Main level is currently a cafe/coffeeshop
- Second floor features a 1-bed apartment with a brand new kitchen
- Seperate entrance for apartment with alley access and parking



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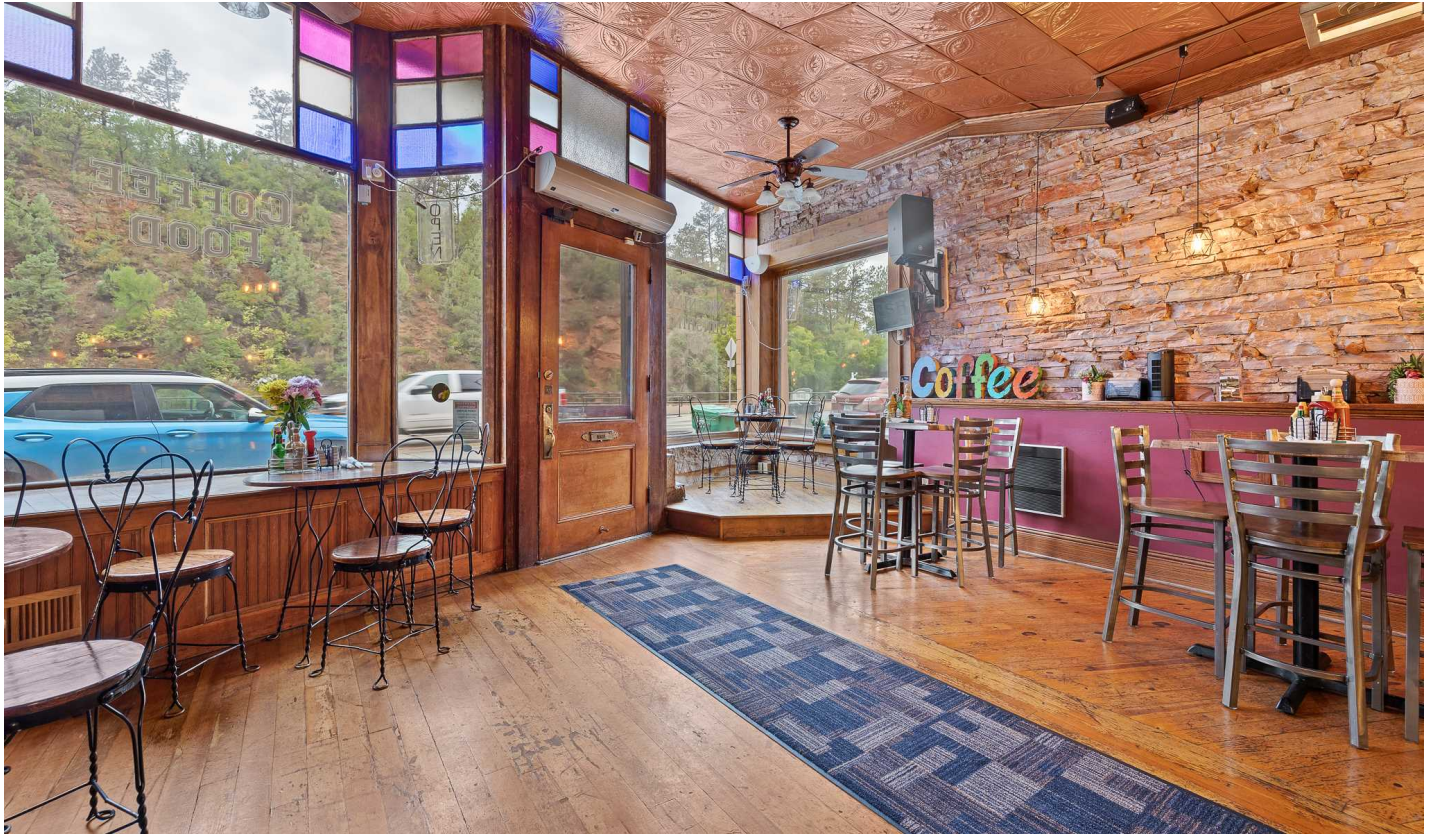
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Property Summary .....	3
Property Description .....	4
Regional Map .....	5
Location Maps .....	6
Aerial Map .....	7
Business Map .....	8
Demographics .....	9
Professional Bio .....	10
Disclaimer .....	11
Custom Page 1 .....	12



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## Property Summary

Building SF:	3,936
Lot Size:	0.05 Acres
Parking:	Street
Price:	\$475,000
Renovated:	2025
Year Built:	1915
Zoning:	Urban Commercial

## Property Overview

This charming, historic building, located along the picturesque North River Street corridor, offers excellent customer accessibility in the heart of Hot Springs' vibrant downtown district. Known for its distinctive sandstone architecture, soothing mineral springs, and therapeutic waters, this area is also home to a delightful mix of local shops, restaurants, and entertainment.

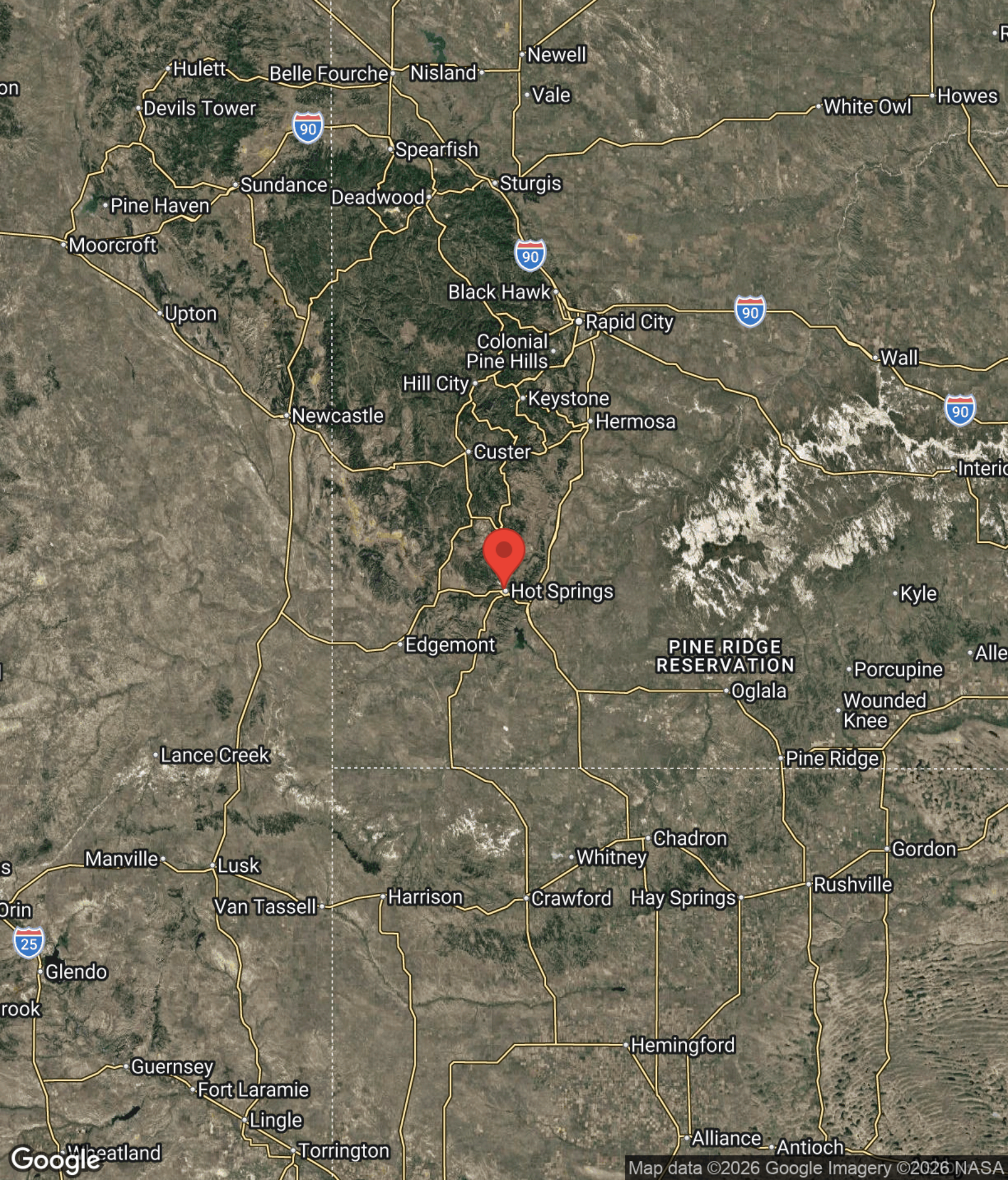
The main level has long served as a cozy cafe and coffee shop with a bustling morning crowd.



## Upstairs living

The second-floor apartment is currently undergoing a complete remodel, presenting an exciting opportunity for customization. While it has a separate private entrance on the side of the building, there are also indoor stairs to the main floor that can be locked if needed. A small fenced in yard offers a shaded quiet space, with alley access and parking. The bedroom could be made into 2 spaces as it has two doors and 2 windows. A full bathroom with a separate shower and bath. There are fireplaces on both levels.

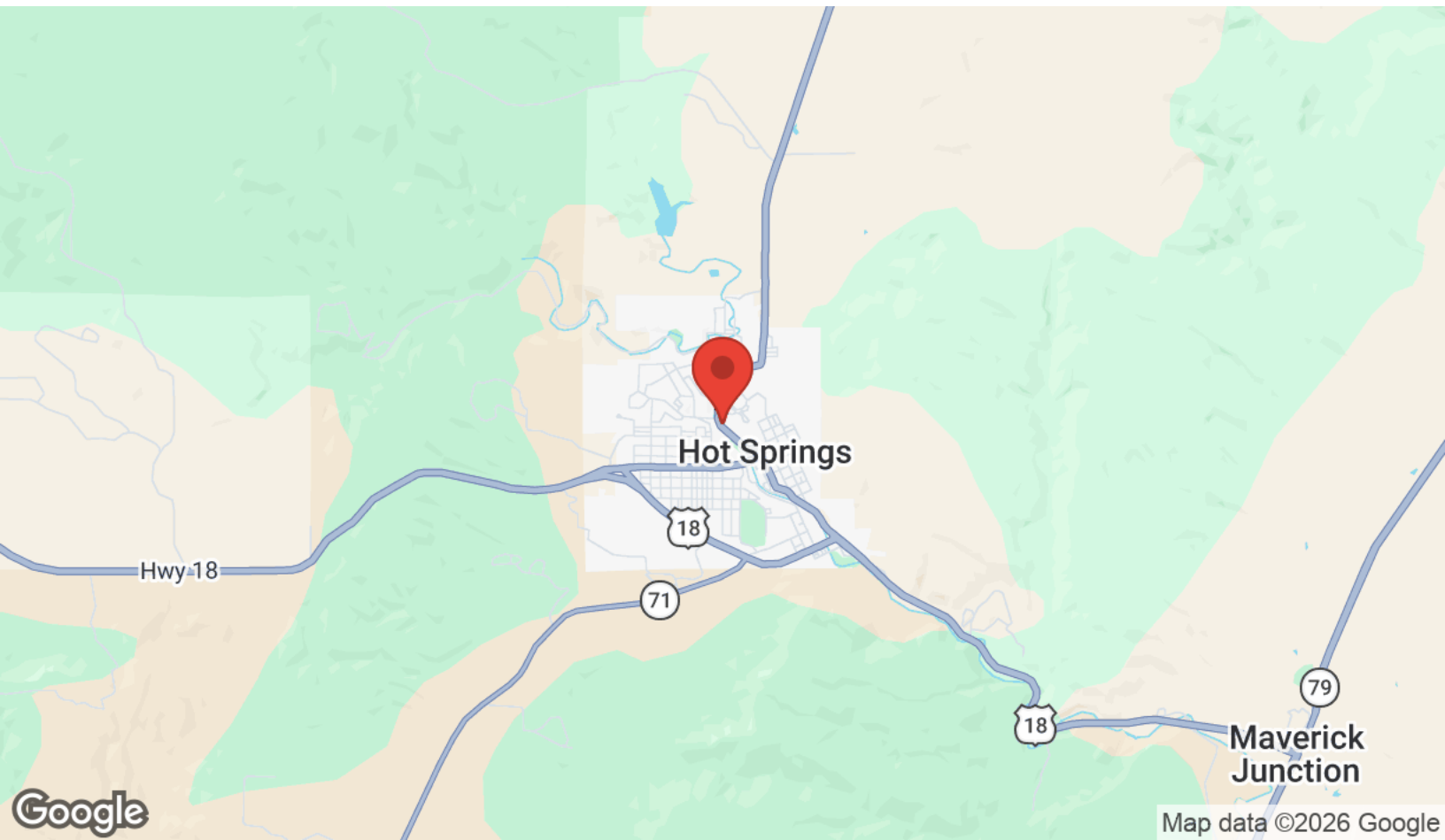
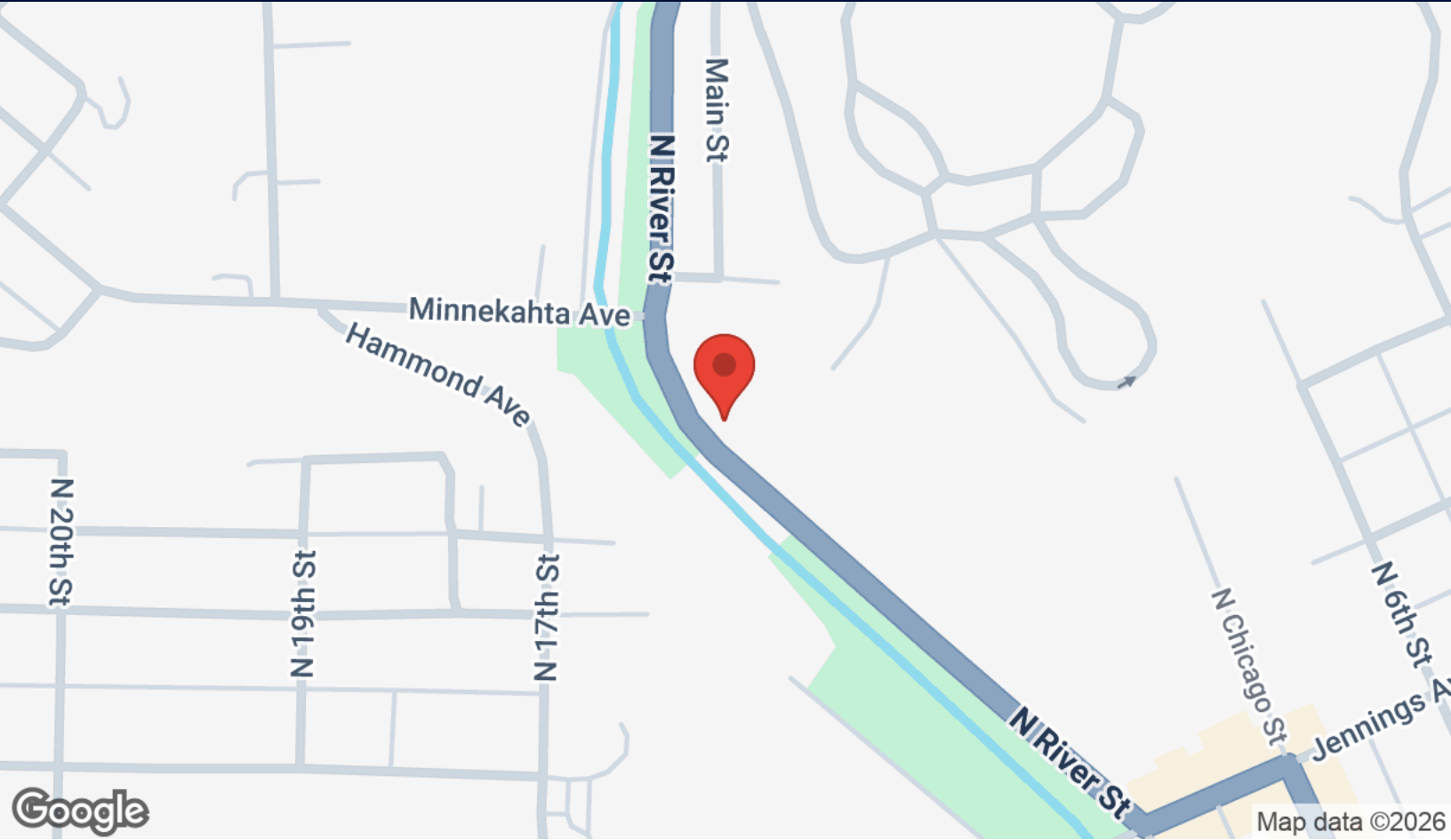
# REGIONAL MAP



# LOCATION MAPS

509 N RIVER STREET, HOT SPRINGS, SD 57747

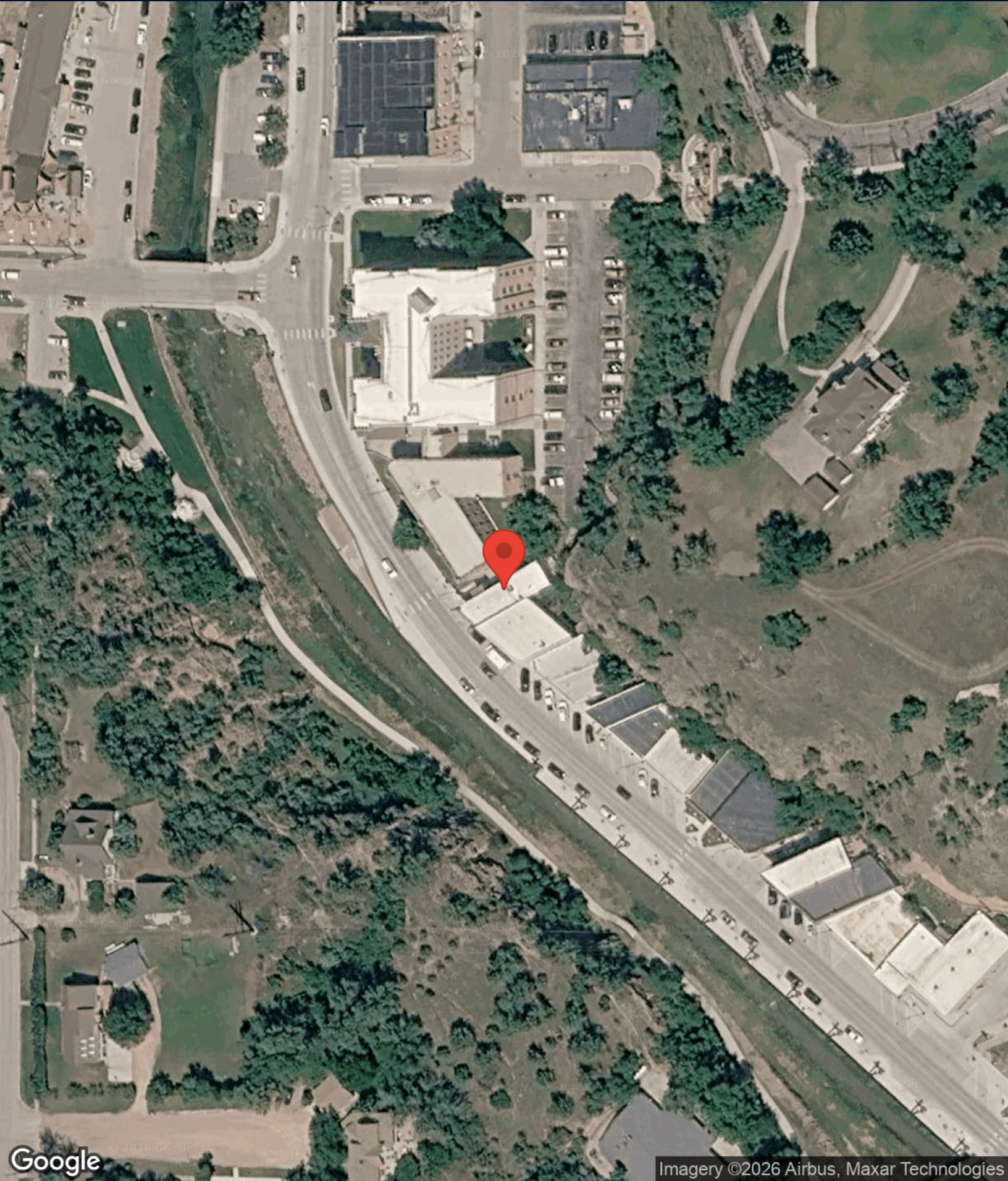
509 North River Street  
Hot Springs, SD 57747



# AERIAL MAP

509 N RIVER STREET, HOT SPRINGS, SD 57747

509 North River Street  
Hot Springs, SD 57747



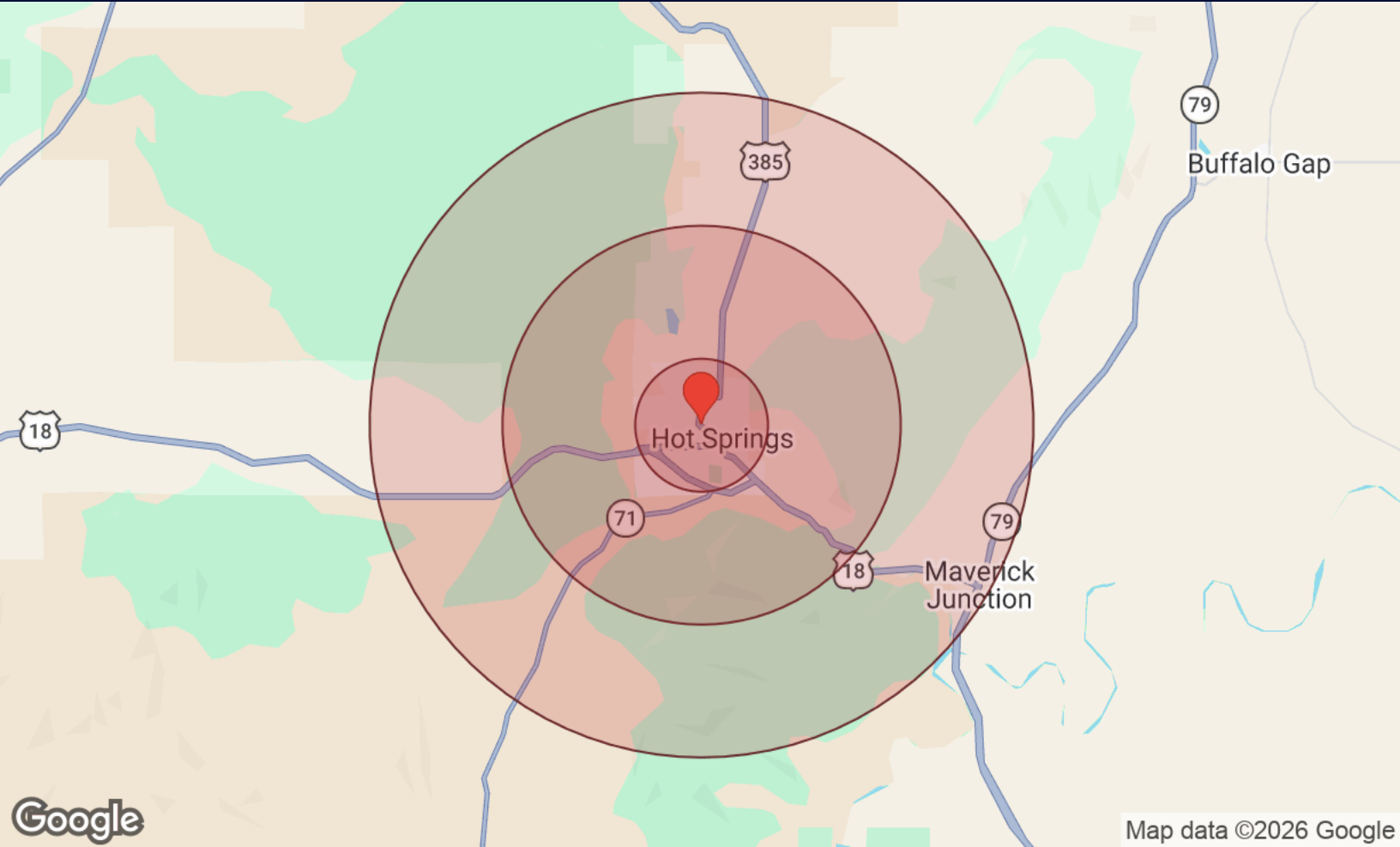
# BUSINESS MAP

509 N RIVER STREET, HOT SPRINGS, SD 57747

509 North River Street  
Hot Springs, SD 57747



# DEMOGRAPHICS



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,632	2,220	2,548
Female	1,444	2,004	2,316
Total Population	3,076	4,225	4,864

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,550	3,508	4,058
Black	48	64	72
Am In/AK Nat	110	144	158
Hawaiian	1	1	1
Hispanic	126	172	196
Asian	61	85	96
Multiracial	166	232	263
Other	13	18	21

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,697	2,335	2,706
Occupied	1,440	1,967	2,258
Owner Occupied	937	1,312	1,531
Renter Occupied	503	655	727
Vacant	257	368	448

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	416	566	645
Ages 15 - 24	262	360	408
Ages 25 - 54	897	1,219	1,397
Ages 55 - 64	485	681	796
Ages 65+	1,016	1,399	1,619

Income	1 Mile	3 Miles	5 Miles
Median	\$61,651	\$62,791	\$63,976
Under \$15k	274	347	365
\$15k - \$25k	109	153	183
\$25k - \$35k	129	186	218
\$35k - \$50k	130	166	185
\$50k - \$75k	229	312	358
\$75k - \$100k	183	285	338
\$100k - \$150k	210	280	327
\$150k - \$200k	138	174	193
Over \$200k	39	64	91



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## PROFESSIONAL BIO

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Are you looking to sell your commercial or residential property? I can help! I am a full-time REALTOR® and broker at RE/MAX Advantage in Rapid City, SD and I love what I do! With over 10 years of experience in real estate, I have helped hundreds of clients buy, sell, and invest in residential and commercial properties in the Rapid City and Black Hills area.

I am also a Certified Commercial Investment Member (CCIM), which means I have proven expertise in financial, market, user, and investment analysis. The analytical tools from the CCIM Institute help me to provide the best value and service to my clients, whether they are looking for a single-family home, a multi-family complex, a retail store, an office building, or a land parcel.

Working as a certified public accountant and a retail leader at Harley-Davidson, Footlocker and Walmart created a strong background in accounting, auditing, tax, operations, organization, and management. Those skills and knowledge allow me to help you make informed and profitable decisions in the real estate market. As a local resident for over 20 years, a husband, and a father of two, I know the ins and outs of the area's neighborhoods, schools, businesses, and attractions. My numerous involvements in the community have only given me a greater appreciation of the beautiful area that we call home. Real estate can be overwhelming when you do not deal with real estate on a day-to-day basis.

I am committed to guiding my clients through every step of the real estate process, from finding the perfect space to negotiating the best deal, to closing the transaction smoothly and successfully. I try to be available, approachable, and responsive to my clients' needs and goals. I can help you with any negotiations, and financial, market, and investment analysis. Big or small - Commercial or Residential. Are you ready to do this? Let's chat! It would be an honor to work with you.

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