



COMMERCIAL LOT IN WASTA, SD  
47 C Ave, Wasta, SD 57791

FOR SALE  
LAND



- Offered for SALE of LEASE

**RANDY OLIVIER**  
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15377, SD

**RE/MAX ADVANTAGE**  
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### Property Summary

Lease Rate:	\$6sf + NNN
Lot Size:	1.40 Acres
Price:	\$50,000
Zoning:	General Commercial

### Property Overview

Welcome to Wasta, SD! About a 30-minute drive East of Rapid City, this small town continues to see improvements both residentially and commercially because of civic-minded leaders in the community. The seller has a restricted use list in place on this 1.4-acre lot and is looking for a person or a business that would provide a goods and services business to the community. The goal is to see a new building and business in this visible from Interstate 90 location and where there would be a time frame to get it up and running. The seller is willing to offer the property at a below-market rate in order to bring commerce to the town and is even willing to help with a build-to-suit for the right use! It's a pretty unique opportunity to immerse yourself into a small-town environment with easy access to Interstate 90 and Rapid City!

### Location Overview

Flat lot. Easy I-90 access with on and off ramps in both directions.



# PROPERTY PHOTOS

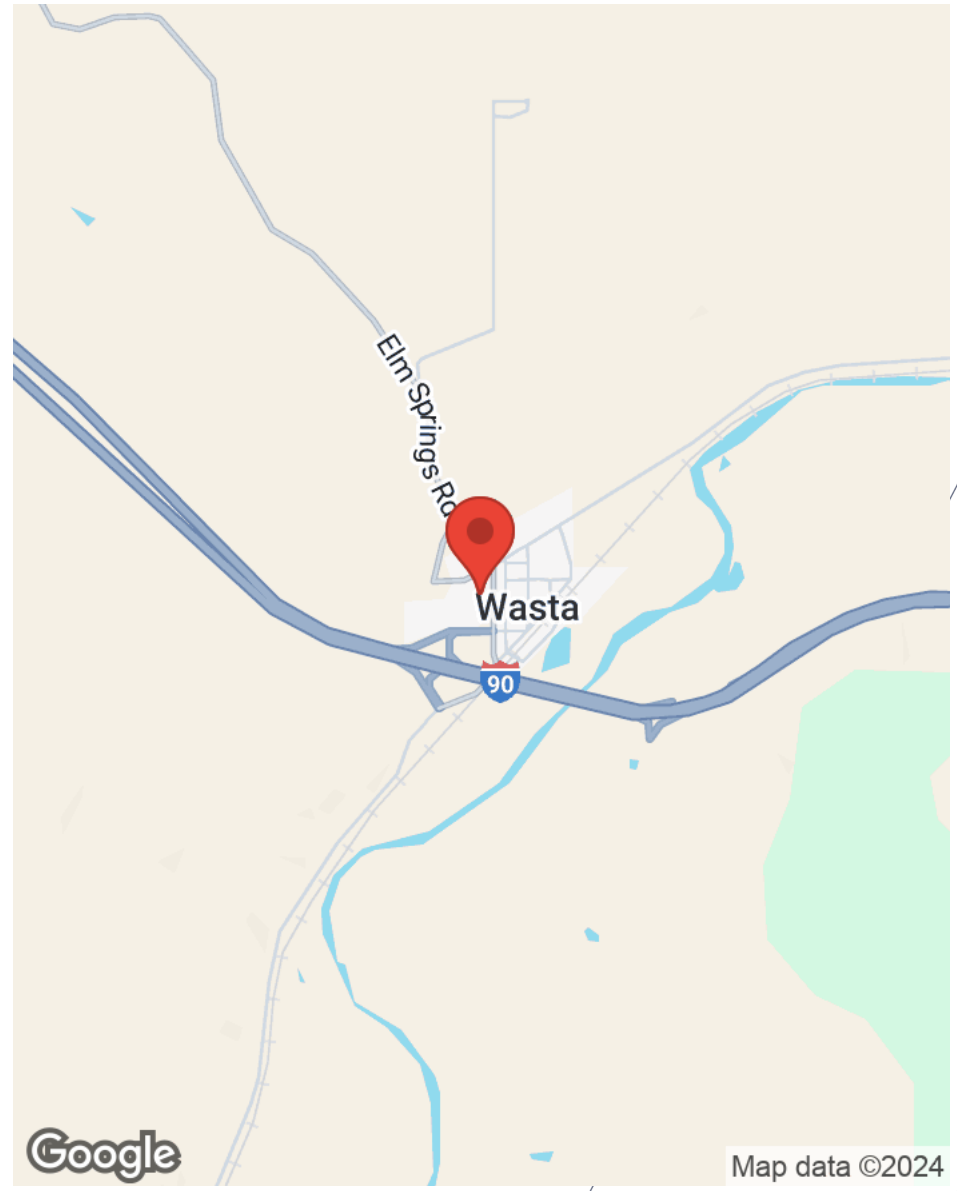
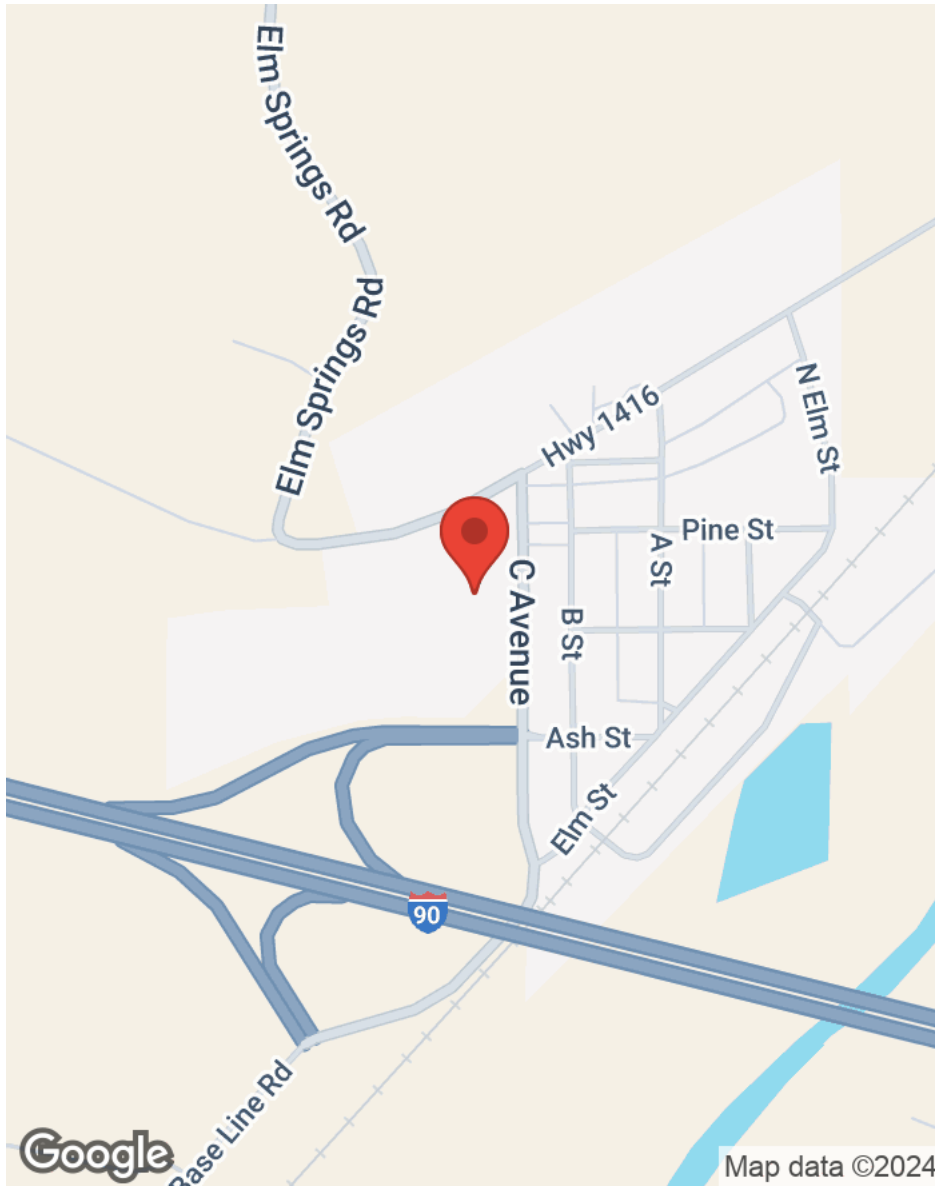
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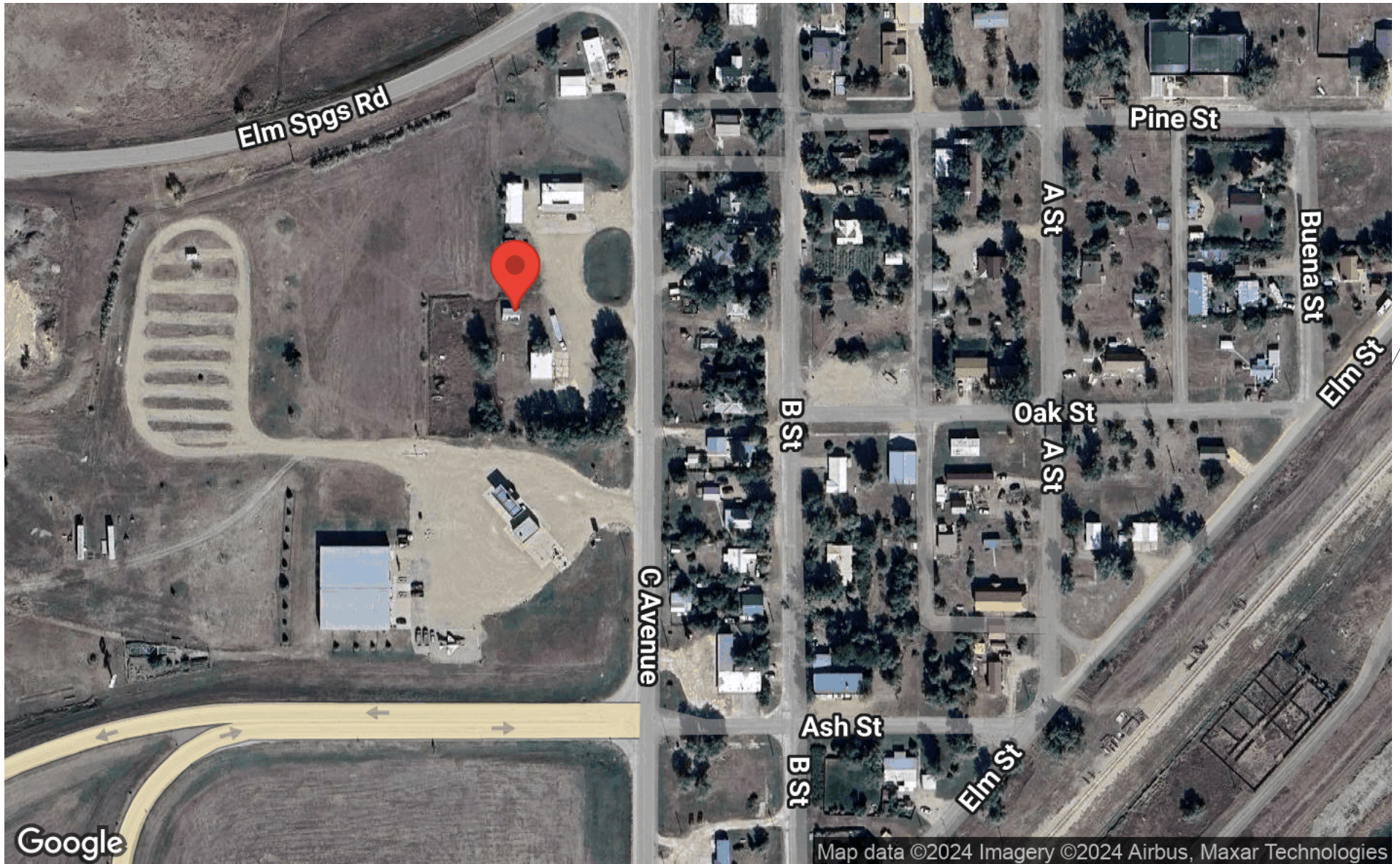
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Are you looking to sell your commercial or residential property? I can help!

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.

Find me on Instagram @olivierrealestate and Facebook @OlivierRealEstate

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### PRESENTED BY:

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