



PRIME OFFICE SPACE WITH FLEXIBLE LAYOUT

2828 PLANT STREET
RAPID CITY, SD 57702

FOR SALE \$2,699,000



BUILDING FOR SALE—17,641 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

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM

Commercial Broker

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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.

PROPERTY SUMMARY



PROPERTY OVERVIEW

Upper level (Unit 1) of two story building located in Northwest Rapid City. Ideal for owner-occupied use or investment opportunity with the ability to demise into multiple suites. This versatile 17,641 SF office building offers a dynamic layout perfect for both large companies and flexible tenant configurations. Listing agent is a board member of the ownership entity.

PROPERTY HIGHLIGHTS

- ▶ Spacious 17,641 SF office building with flexible layout, suitable for single tenant owner-occupant or investment opportunity
- ▶ Previously demised into two suites with potential for reconfiguration; multiple entry points for accessibility
- ▶ Multiple open workspaces, 19 private offices, 2 kitchens/breakrooms, 3 conference rooms, 3 training rooms, and server room
- ▶ Convenient facilities with 2 sets of standard M/F bathrooms and 4 specialized accessible bathrooms
- ▶ New roof installed in 2021, great parking, and ADA compliant facility

PROPERTY INFORMATION

Parcel ID:	20-34-130-001
Acres:	1.33
Tax ID:	69245
Taxes (2023):	\$0 (Tax exempt)
Special Assessments:	\$434.51
Legal Description:	PLANT STREET CONDOMINIUMS; UNIT 1 & 50% COMMON ELEMENTS
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities

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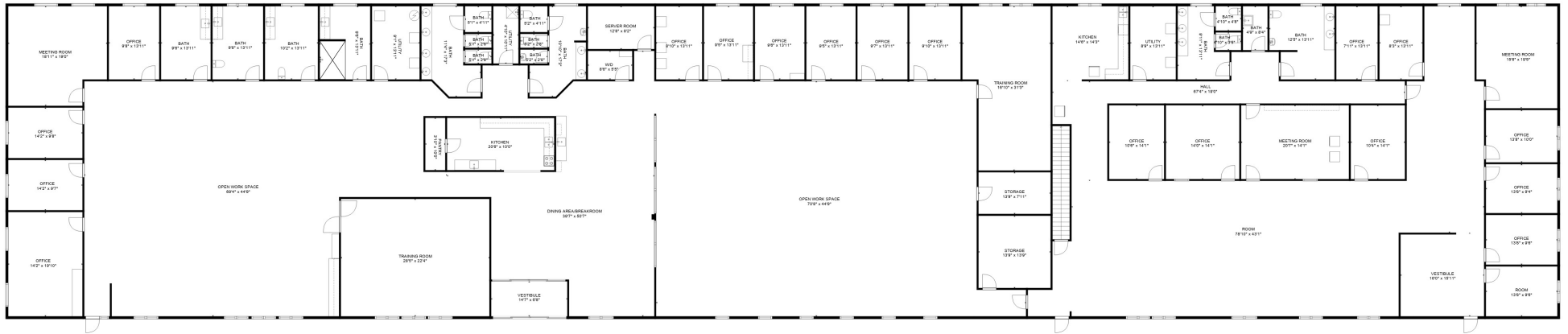
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FLOORPLAN

Full Building



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North End



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South End



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EXTERIOR PHOTOS



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INTERIOR 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 - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist 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 PUMA Population	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life–Best hunting and fishing town
- #4 CNN Money–Best Place to Launch a Business
- #4 Wall Street Journal–Emerging Housing Markets
- #4 WalletHub–Best Places to rent
- #11 Forbes–Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list



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