

9TH STREET MULTI-TENANT OFFICE OPPORTUNITY

1010 9TH STREET
RAPID CITY, SD 57701

FOR SALE OR LEASE



7,234 SF | 4 SUITES | PARTIAL OCCUPANCY

EXCLUSIVELY LISTED BY:

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1010 9TH STREET RAPID CITY, SD 57701

PROPERTY DETAILS

SITE & BUILDING INFORMATION

Building Size	7,234 SF
Land Size	0.4 Acres
Suites	4
Occupancy	2 of 4 suites leased
Available Space	3,400 SF (Suites 1 & 2)
Zoning	High Density Residential District
Parking	30 off-street spaces plus on-street
Year Built	1945

SALE DETAILS

Asking Price	\$1,090,000
Tax ID	35725
Taxes (2025)	\$7,685.88
Special Assessments	\$130.68

LEASE DETAILS

Suite 1	1,800 SF \$3,000/mo + utilities
Suite 2	1,600 SF \$1,800/mo gross
Suites 3 & 4	Leased

UTILITIES

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

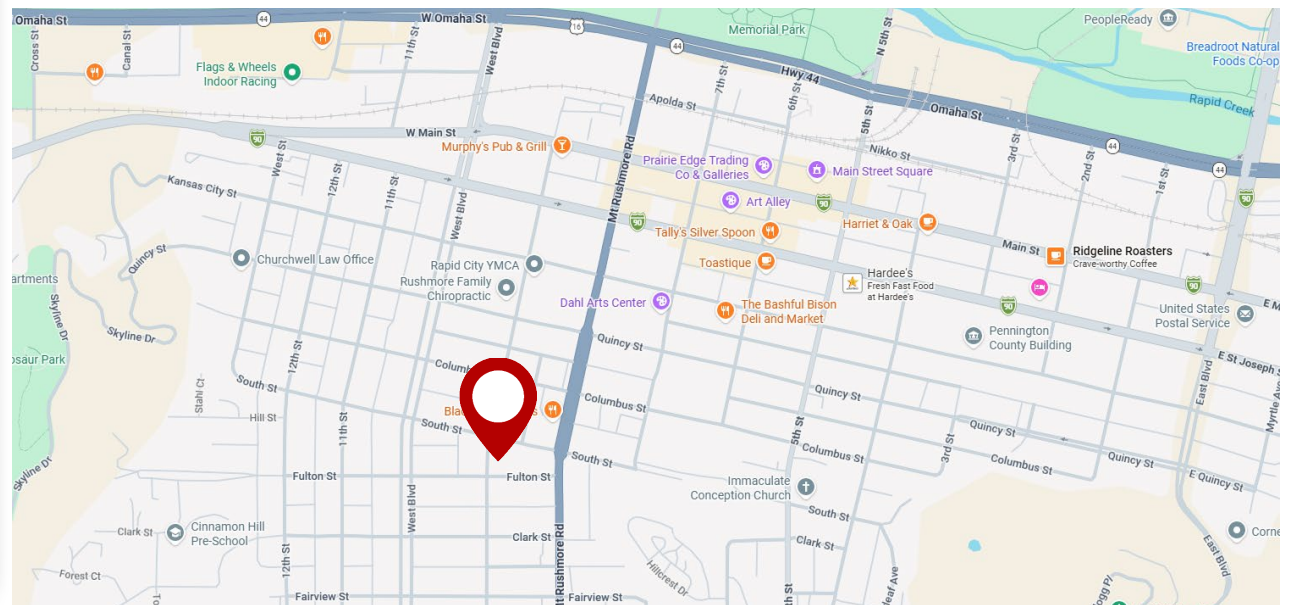
PROPERTY OVERVIEW

Multi-tenant office building positioned for investors or owner-users seeking in-place income with additional lease-up or occupancy potential near Mount Rushmore Road in Rapid City.

The property consists of a 7,234 SF building configured into four office suites across two levels. Two suites are currently occupied by a long-term tenant. The remaining suites are available for lease or owner occupancy, allowing flexibility for a buyer to utilize space or increase income over time.

The layout includes private offices, conference rooms, reception areas, and shared common areas suited for professional office users. Suite 2 includes a small studio apartment for owner use or additional income, not included in the lease offering.

Located just off Mount Rushmore Road, one of Rapid City's primary north-south commercial corridors, the property provides convenient access to downtown and surrounding commercial areas.



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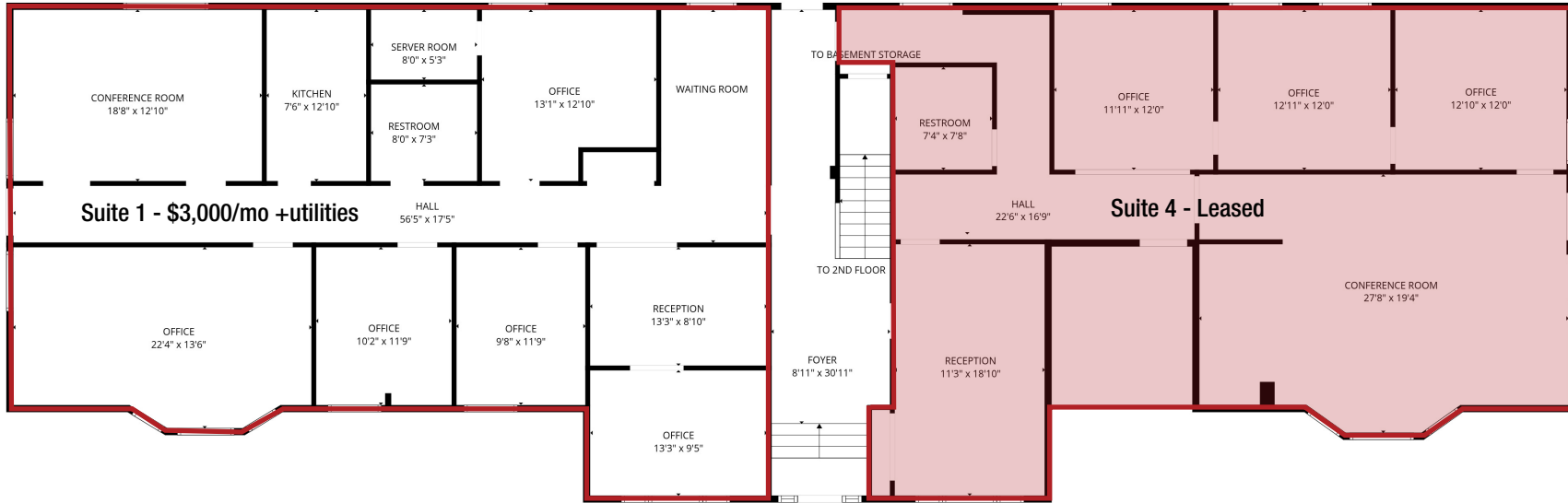
BUILDING PHOTOS



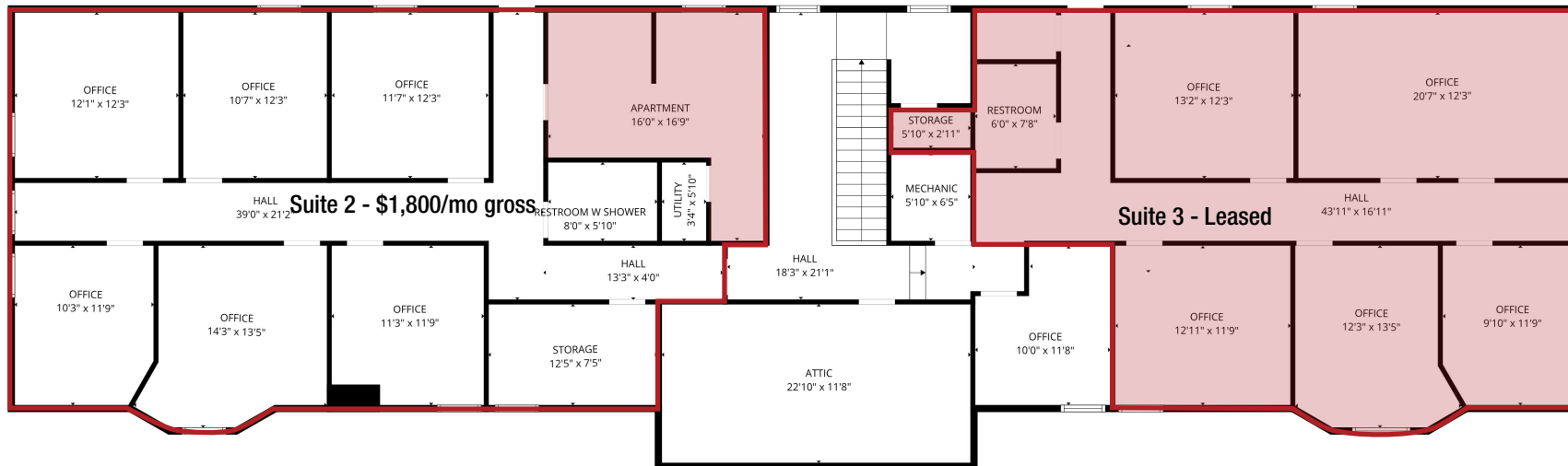
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FLOOR PLAN

MAIN LEVEL



UPPER LEVEL

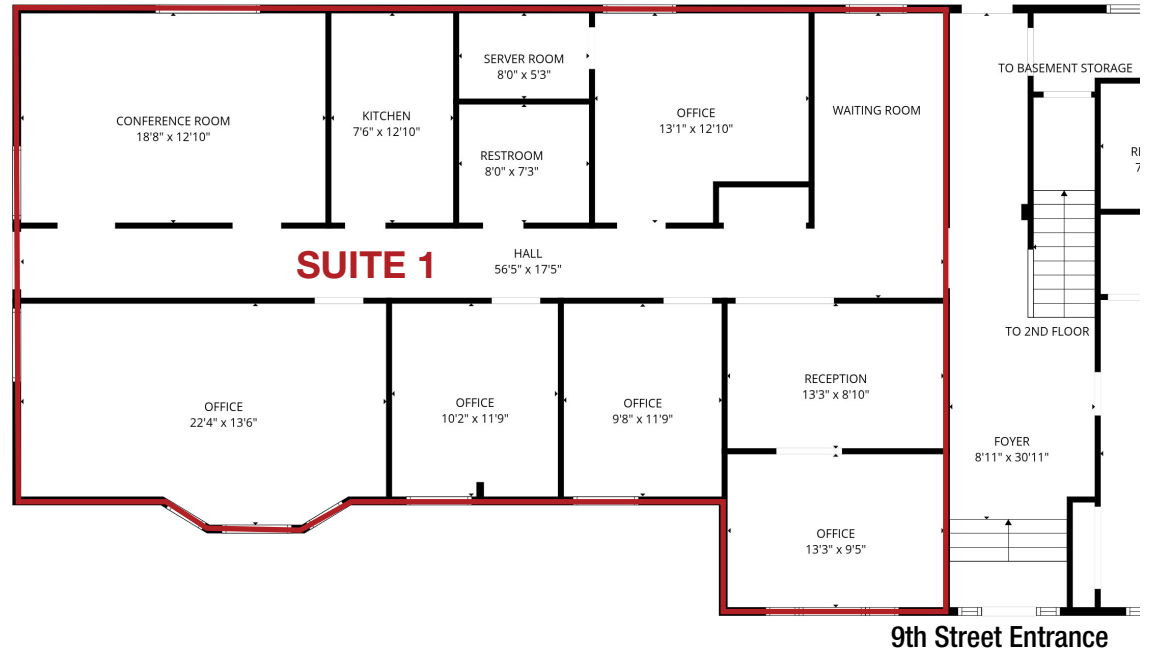


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SUITE 1 DETAILS

LEASE INFORMATION

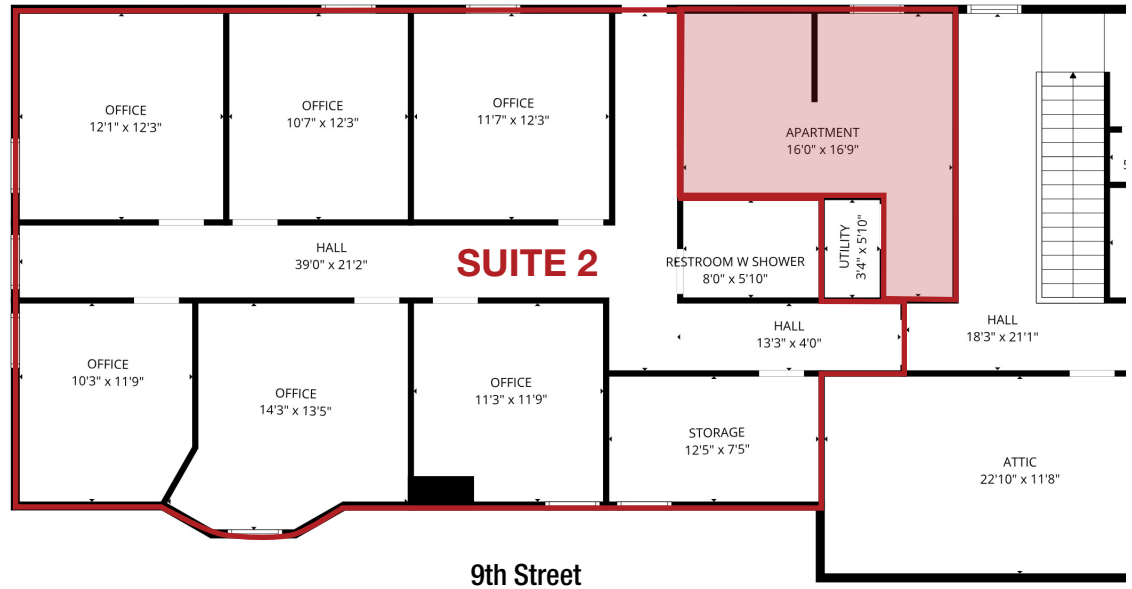
Tenant	Vacant
Suite Size	1,800 SF
Location	Main Level
Office Count	5
Restrooms	1 private
Other	Conference, reception, waiting area, kitchen
Monthly Rent	\$3,000/mo + utilities



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.

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SUITE 2 DETAILS



LEASE INFORMATION

Tenant	Vacant
Suite Size	1,600 SF
Location	Upper Level
Office Count	6 + storage room
Restrooms	1 private w/shower
Notes	Private apartment excluded from lease; shared restroom access. Can be included in Suite 2 lease for a negotiated rate.
Monthly Rent	\$1,800/mo gross



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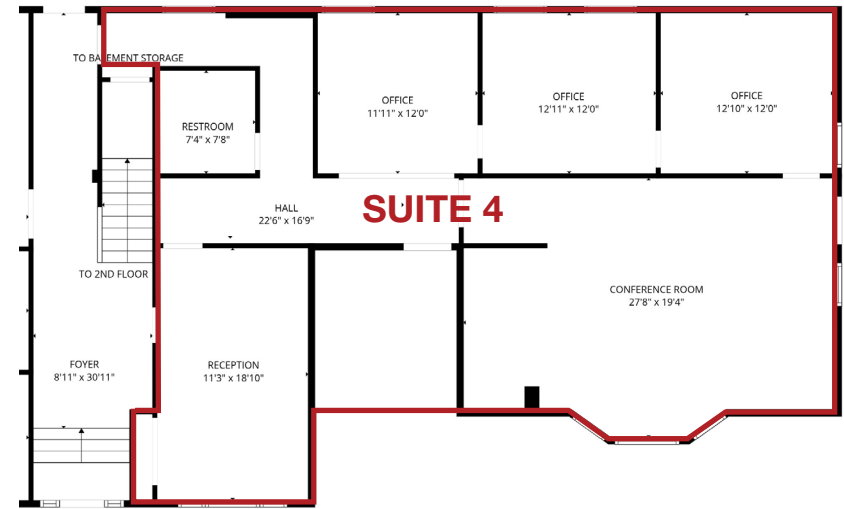
SUITE 3 & 4 DETAILS

TENANT INFORMATION

Tenant	Lifeways
Suite Size	3,200 SF
Lease Term	Expires 2029
Monthly Rent	\$2,973

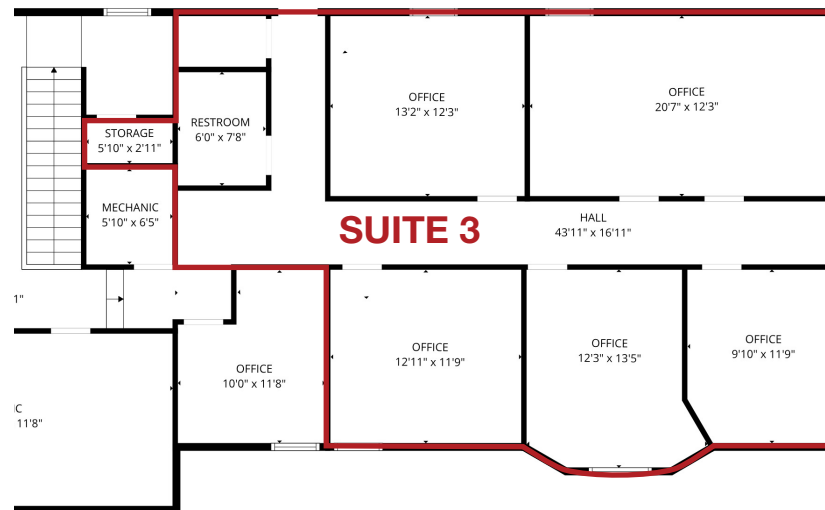


Main Level Floor Plan



9th Street Entrance

Upper Level Floor Plan



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SUITE 3 & 4 PHOTOS

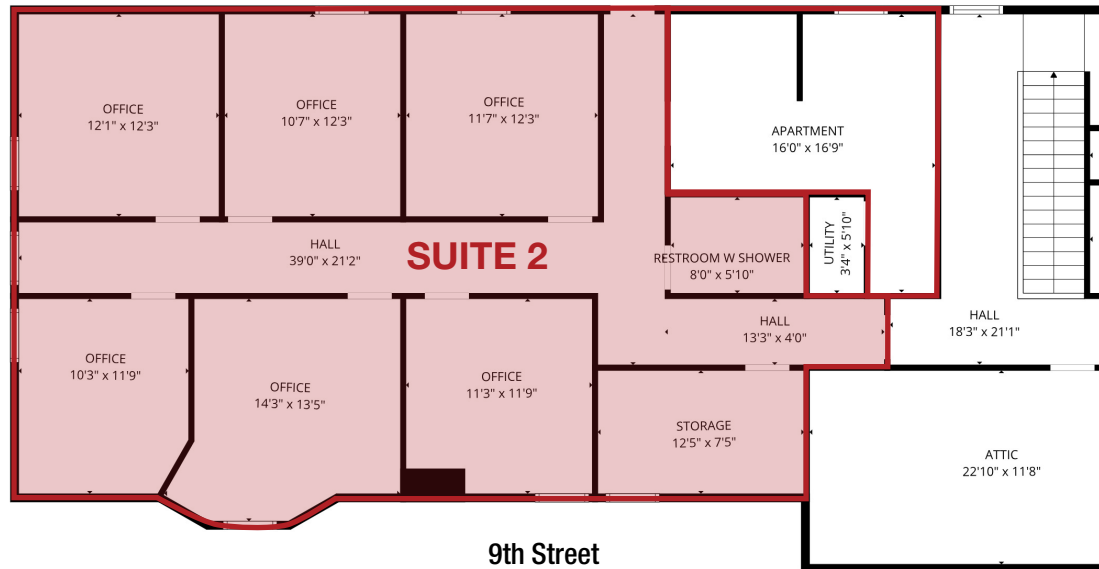


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PRIVATE APARTMENT DETAILS

PRIVATE APARTMENT INFORMATION

Suite Size	270 SF
Restroom Access	Shared with Suite 2
Kitchenette	Sink, dishwasher & microwave
Use	Owner-occupied only
Included in Lease	Optional



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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
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #17** Milken Institute—Best-Performing Small City

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Best States for Business Costs
- #3** Business Friendliness
- #4** Forbes Best States for Starting a Business
- #4** Realtor.com—Emerging Housing Markets
- #5** Best States to Move To
- #33** WalletHub—Happiest Cities in America
- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability

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DISCLAIMER

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