



BUSINESS OPPORTUNITY

BASECAMP VACATION RENTALS - 6 loft apartments!

632 Mt Rushmore Rd, Custer, SD 57730

Faith Lewis, Broker- Lewis Realty



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Property Details



BUILDING SIZE: 8,700 SF, 2-story

LOT SIZE: 0.172 ac

CLASS: Commercial

YEAR BUILT: 1950

YEAR REMODELED: 2022 (ENTIRE interior was remodeled!)

LEGAL DESCRIPTION: LOT 10
BLOCK 106, CUSTER CITY

TAXES (2025): \$8,239.14

OFFERING PRICE: \$2,300,000



INVESTMENT HIGHLIGHTS

- 6 apartments currently rented as vacation rentals
- Each w/fully equipped kitchen, dining area, gathering space, 1-3 bedrooms, 1-2 bathrooms & sofa bed
- 4,350 SF retail area on main level (leased for another 2 years) - with heavy daytime foot traffic and high visibility area
- Convenient location on the main drag in Custer
- Less than 4 miles from Custer State Park
- 30 minute drive to Mount Rushmore
- Custer has a lucrative April-Sept. tourist season



More Information:

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destinationblackhills.com



Location

Situated on Custer's bustling main drag (Mt Rushmore Rd)



Alley access from the back



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Statistics

WELCOME TO SOUTH DAKOTA!

The Black Hills of South Dakota offers a compelling proposition for business owners seeking a vibrant and supportive environment to establish or grow their enterprise. South Dakota is renowned for its pro-business climate, featuring favorable tax policies and business-friendly regulations. This welcoming business environment has attracted a diverse range of industries to the state, fostering economic growth and stability. Additionally, the tourism sector in the Black Hills is thriving, with iconic attractions like Mount Rushmore, Crazy Horse Memorial, and Custer State Park drawing millions of visitors each year, providing ample opportunities for businesses in hospitality, retail, and services.

The Black Hills region offers a unique blend of natural beauty, cultural richness, and economic vitality, making it an ideal location for entrepreneurs looking to achieve work-life balance without sacrificing growth and profitability. Come explore the opportunities awaiting you in the Black Hills and discover why it's a top destination for tourists & business owners alike!



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 & inheritance tax

SD Tourism

- **14.9 million** visitors in 2024, a **1.4% increase** from 2023.
- **5.2 million** hotel room nights booked, a increase from 2023.
- **58,824 jobs** supported by the tourism industry, generating **\$2.24 billion** in income.
- Visitor spending reached **\$5.09 billion** in 2024, an increase of 2.8% over 2023, and a **NEW RECORD!**

South Dakota Visitor Spending

Amounts in \$ millions, and 2024 percent % change

	2020	2021	2022	2023	2024	2024 Growth
Total visitor spending	\$3,343	\$4,387	\$4,730	\$4,963	\$5,099	2.8%
Lodging*	\$604	\$888	\$898	\$966	\$1,018	5.4%
Food & beverage	\$806	\$1,014	\$1,064	\$1,102	\$1,144	3.8%
Retail	\$745	\$914	\$1,008	\$1,043	\$1,070	2.6%
Transportation**	\$700	\$902	\$1,040	\$1,101	\$1,090	-1.0%
Recreation	\$489	\$669	\$720	\$751	\$776	3.4%

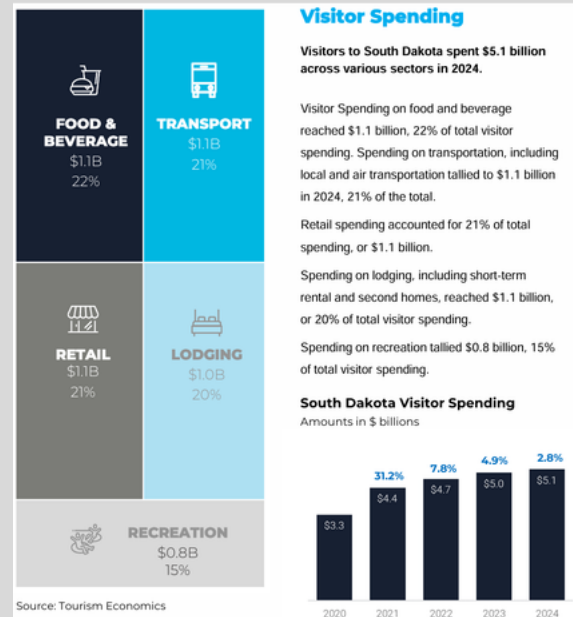
Source: Tourism Economics

* Lodging includes spending on short-term rentals and the value of second homes

** Transportation includes both ground and air transportation

Custer & South Dakota Rankings

- Custer has a population of **2,340**, as of 2024.
- Median household income in Custer is **\$80,188**, as of 2023.
- Custer had a **0.09%** growth in employment from 2024-2025.
- Ranked by Forbes as the #4 best state to start a business.
- Ranked #2 in Tax Foundation's State Business Tax Climate Index.
- Ranked as the #10 state in Fiscal Stability by US News.



If you are lucky enough to live in the Black Hills, you are lucky enough!



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