

DOWNTOWN SERVICE SHOP WITH SECURED YARD

29 MAIN STREET
RAPID CITY, SD 57701

FOR LEASE \$3,500/MO GROSS



2,262 SF SHOP | 1,254 SF OFFICE | 4 OH DOORS

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

29 MAIN STREET
RAPID CITY, SD 57701

PROPERTY DETAILS

SITE & BUILDING INFORMATION

Building Size	3,516 SF
Shop Area	2,226 SF
Office Area	1,254 SF
Lot Size	0.32 Acres
Overhead Doors	4 (7' x 10', 9'6" x 10', 9' x 12', 10' x 10')
Service Bays	2
Restrooms	2
Zoning	Urban Commercial
Parking	On-site and street parking

LEASING DETAILS

Tax ID	74799
Utilities	Tenant responsible for gas, electric, water, & sewer
Monthly Rent	\$3,500

PROPERTY HIGHLIGHTS

- ▶ Downtown service shop supporting auto repair or equipment-based businesses
- ▶ 3,516 SF building with 2,262 SF shop and 1,254 SF office
- ▶ Basement located beneath the office portion for additional storage
- ▶ Four overhead doors with two service bays and two storage bays
- ▶ Office area includes two workrooms and two restrooms
- ▶ Secured fenced yard for vehicle or equipment storage
- ▶ On-site and street parking available
- ▶ Corner location at Main Street and 1st Street within Rapid City's Innovation District
- ▶ Interior repainting throughout and updated flooring in the office



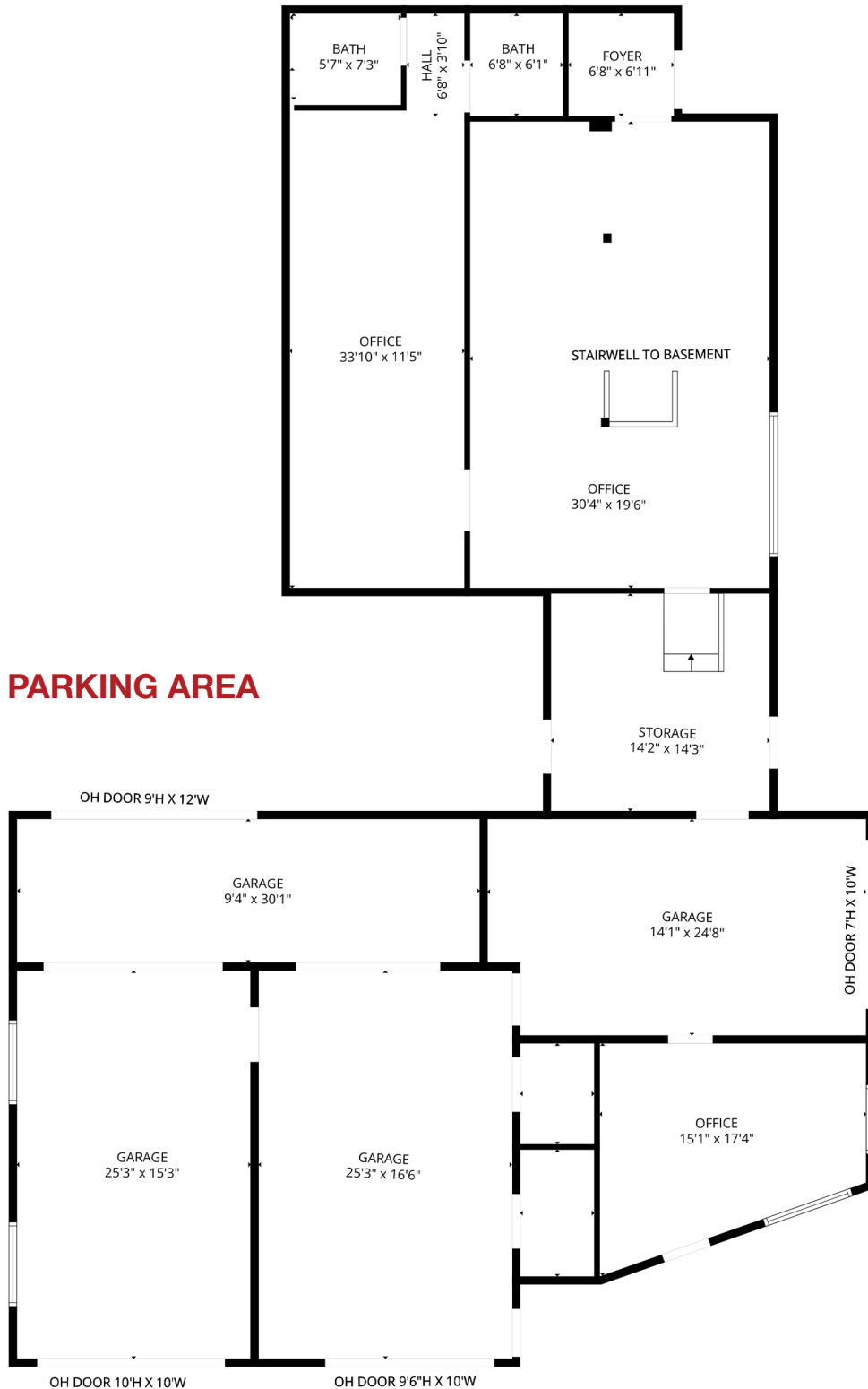
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FLOOR PLAN

FENCED PARKING AREA

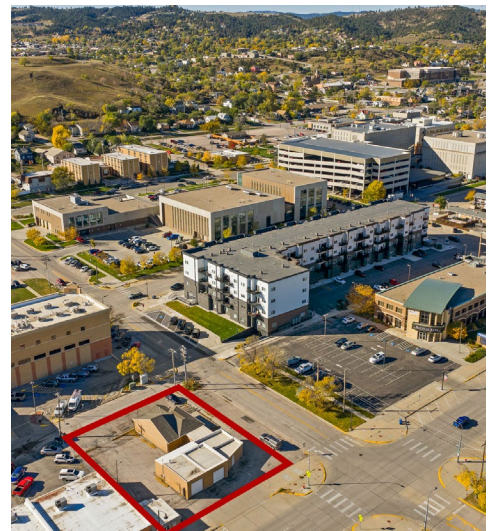
1ST STREET



MAIN STREET

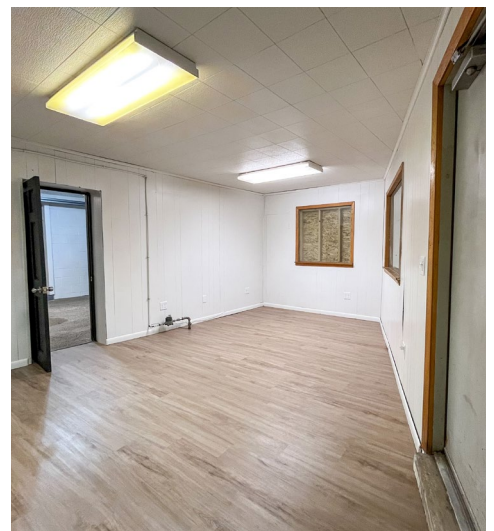
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EXTERIOR PHOTOS



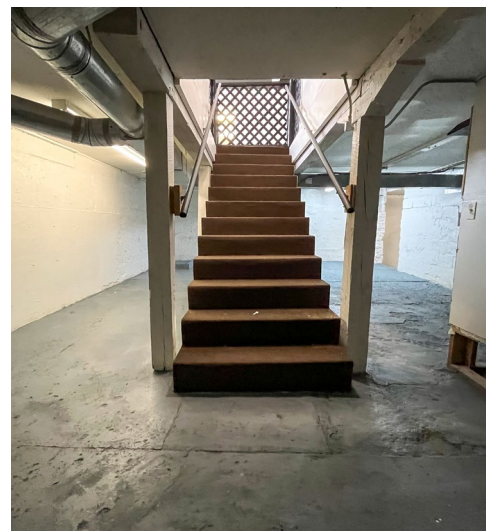
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INTERIOR PHOTOS



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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, 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
- #4 Realtor.com—Emerging Housing Markets
- #10 CNN Travel—Best American Towns to Visit
- #17 Milken Institute—Best-Performing Small City
- #33 WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1 Business Tax Climate Index
- #1 Most Stable Housing Markets
- #2 Fastest Job Growth
- #2 States with Best Infrastructure
- #3 Best States for Business Costs
- #3 Long-Term State Fiscal Stability
- #3 Business Friendliness
- #4 Forbes Best States for Starting a Business
- #5 Best States to Move To

DISCLAIMER

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