

FORMER DINER & GAS STATION | RETAIL SHOP | CABIN RENTALS

RETAIL ON HWY 385

21563 US 385, Nemo, SD 57759



Updated May 2020



Exclusively listed by:

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PROPERTY SUMMARY

21563 US 385, Nemo, SD 57759

Property Details

Property: 3 Buildings, 4 Cabins, 4 Storage Structures

Acres: 1.30 Acres

Zoning: HSC - Highway Service Commercial

Parcel ID: 13000-00403-250-30

13000-00403-250-31

Legal Description: Tract C of HES 54; Tract 027A

Taxes (2019): \$2,944.06

Sale Price: \$430,000

Property Highlights

- Former popular pit stop along busy Hwy 385 between Deadwood and Hill City
 - 1950s style diner with indoor and outdoor seating
 - Gas station and gift shop
 - Retail shop currently used for ATV repair. Also served as a restaurant in the past with indoor seating
 - 4 dry cabin rentals
- Close to Lead/Deadwood with frontage along major Black Hills thoroughfare Hwy 385 which connects the Northern and Southern Hills and most major tourist attractions and daily traffic counts of 1,928 per day
- Favorite stop for bikers, ATV enthusiasts and



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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.

AERIAL

21563 Hwy 385, Nemo, SD 57759

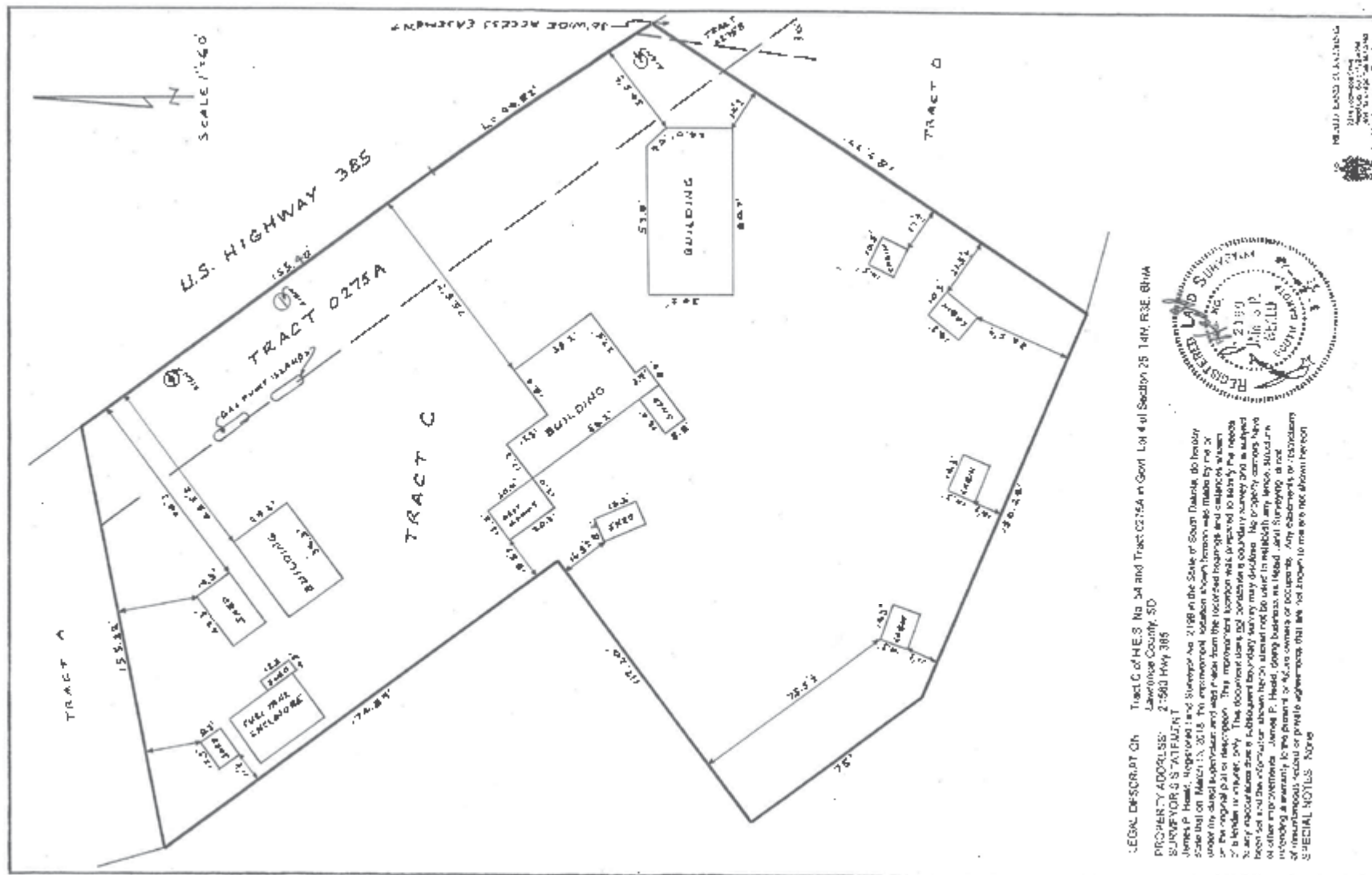


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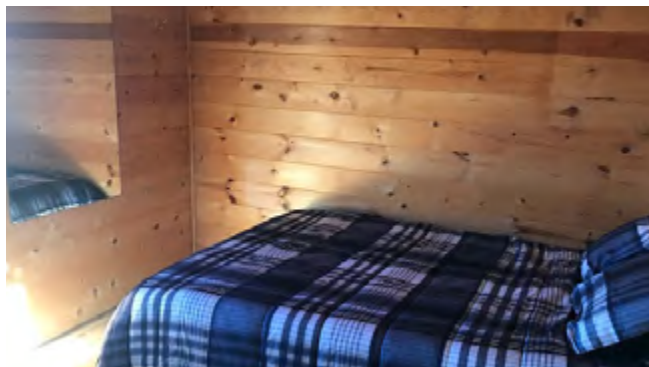
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PHOTOS

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LOCATION

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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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.88 billion in visitor spending, and 53,894 jobs sustained by the tourist industry.

National Rankings

- #1** Rapid City—Best Towns
Outdoor Life, 2010
- #2** South Dakota—Best State for Business
CNBC, 2016
- #4** Rapid City—Best Places to Launch a Business
CNN Money, 2009
- #6** Rapid City—Cities with the Lowest Unemployment Rate
Forbes, 2017
- #9** Rapid City—Best Small City for Small Business
Verizon, 2018

Rapid City Area Key Stats

| | |
|-------------------------|--------|
| Total Work Force | 65,250 |
| Employed..... | 62,900 |
| Unemployed | 2,350 |
| Unemployment Rate | 3.6% |
| Right-to-work Law..... | Yes |

Employment by Sector:

| | |
|---|--------|
| Retail Trade | 8,400 |
| Transportation, Warehousing & Utilities | 11,600 |
| Professional & Business Services | 5,100 |
| Educational & Health Services | 10,600 |
| Leisure & Hospitality..... | 7,800 |
| Government..... | 10,700 |



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