

I-90 COLD STORAGE | SMOKING GUN INDOOR RANGE & TRAINING CENTER

COLD STORAGE & GUN RANGE FOR SALE

4711 South Interstate 90 Service Road, Rapid City, SD 57701



Updated August 2019



Exclusively listed by:

Chris Long, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

Brad Estes

Broker Associate

605.381-1171

brad@rapidcitycommercial.com

*Your Property...
Our PrioritySM*

PROPERTY DETAILS

4711 S I-90 Service Road, Rapid City, SD 57701

Property Details

Building Size: 26,024 SF
Acres: 2.46
Zoning: None
Year Built: 1976
Loading Docks: 3, 1 with ramp
Ceiling Height: 16'
Tax ID & Legal Description: 15158; 2 NORTH; 8 EAST; SEC 27; LOT 1 OF TRACT B IN N1/2SE1/4 & W 606.12' OF LOT H-2 OF TRACT B N1/2SE1/4
Taxes (2018): \$13,928.54
Utilities: Water - City of Box Elder
Sewer - Rapid City
Gas - MDU
Electric - Black Hills Energy
Heating/Cooling: Gas & electric (off-peak power program)
Power: 3-phase

Sale Price: \$2,995,000

Property Highlights

- Fantastic visibility with frontage on I-90, easy access via Elk Vale Exit to I-90 Service Road
- I-90 Cold Storage is approximately 17,000 SF divided into loading dock, two-story front office, and 14,000-15,000 SF of cooler and freezer storage
- Smoking Gun is approximately 9,000 SF divided into retail in the front, twelve 30-yard gun lanes, and offices/classrooms on the 2nd floor
- Truck parking in front for approximately 12-14 trucks with electric plug-ins

I-90 Cold Storage

- Simple, profitable operation with contracts in place for truck and trailer parking, cross-docking, freezer and cooler storage, and short-term storage of ice for the Sturgis Motorcycle Rally
- Contracts in place with Cold Front Distribution, Reser's, Reinhart Food Services, Deli Express, and Bernatello's Pizza
- Owner has contract for ice storage from April through July servicing the ice for the rally
- Freezer/cooler is 50-100% occupied throughout the year - 100% occupied for 4-5 months of the year, significant growth opportunity with addition of year-round tenants
- 2-story front office occupied by Cold Front Distribution and owner, vacant office space available for future tenants
- Current owner would entertain staying involved to operate cold storage

Smoking Gun Indoor Range & Training Center

- State-of-the-art shooting range and training center. Offers twelve 30-yard shooting lanes with high-tech consoles, memberships, classes, gun and ammunition sales. Capacity for handgun and rifle practice.
- Hours:
 - Monday-Thursday: 11am - 7pm
 - Friday: 11am - 5pm
 - Saturday: 9am - 7pm
 - Sunday: 12pm - 5pm
- 2 full-time and 6 part-time employees (will stay in place)
- \$150,000 in inventory
- 225 members
- 50' x 120' addition built in 2012
- Range Safety Officer (RSO) always on-site during business hours

*Financials for both businesses available with signed confidentiality agreement.



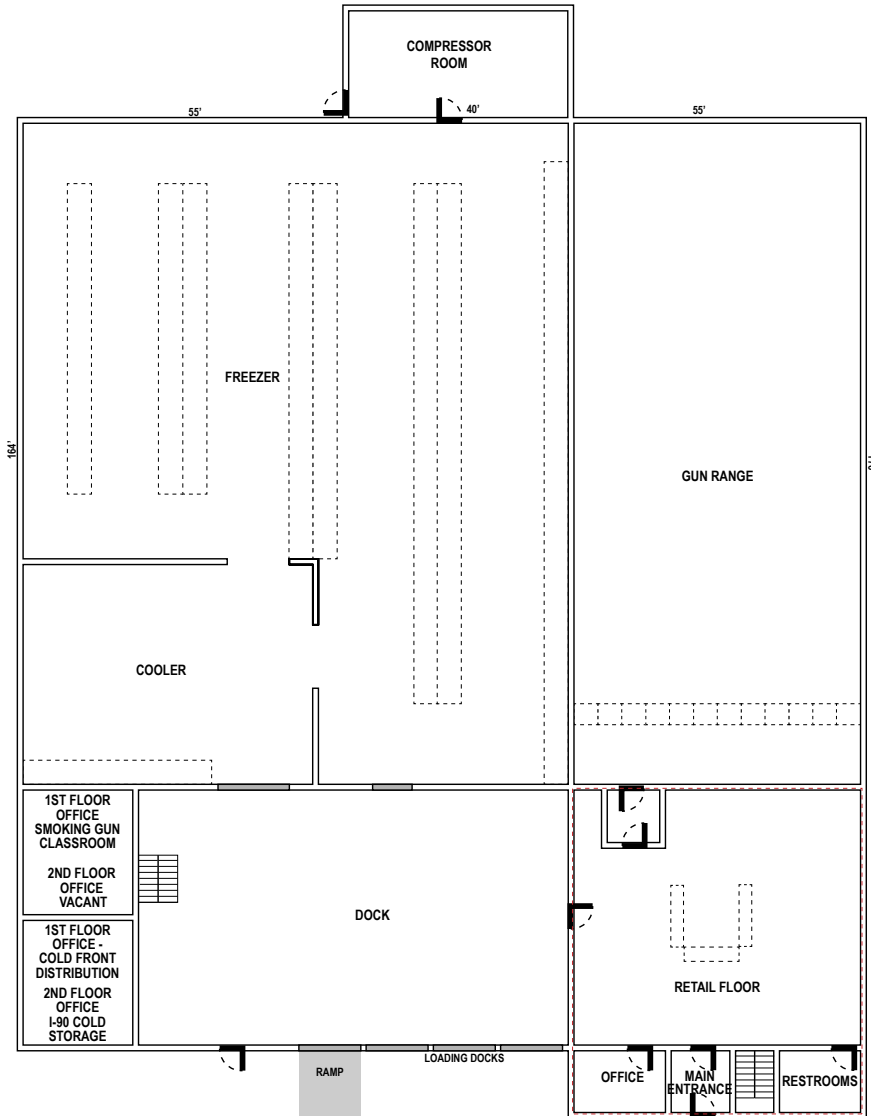
Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

FLOOR PLAN

4711 S I-90 Service Road, Rapid City, SD 57701



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

RATES

Smoking Gun

Lane Rentals

# of People	Per Hour	Veteran Rate
1	\$28	\$25
2	\$40	\$35
3	\$60	\$50

Gun rentals - 1 for \$10 or up to 3 for \$20. Ammunition not included.

Ladies' Day Special - 1/2 price lane fees on Thursdays.

Training Simulator - \$70/hour

Membership Rates

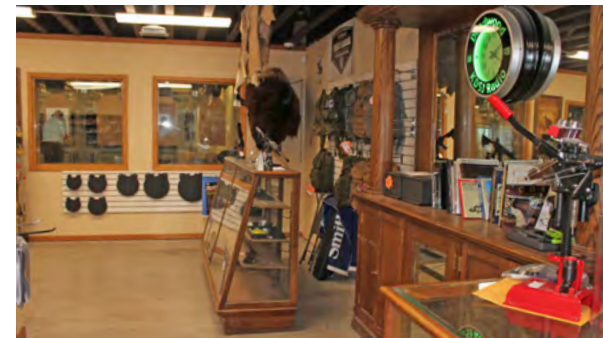
Type	Single Start Up	Single Monthly	Couple Start Up	Couple Monthly
Gold	\$185	\$38	\$185	\$57
Gold Service	\$170	\$35	\$170	\$50

Full-Year Membership: Single - \$456.00, Couple - \$658.00

Add your kids for \$20 per month per child under 21 living at the same address.

Classes & Lessons

Class	Fee
Introduction to Handguns	\$150
Private Firearms Lesson	\$150
SD Enhanced Concealed Carry	\$150
"HR218" Handgun Qualification	\$35



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.