



Each office independently owned and operated

**FOR SALE**

**INDUSTRIAL PROPERTY**

**RE/MAX ADVANTAGE**

1331 W. Omaha St. | Ste 200

Rapid City, SD 57701

605.343.7653

# LARGE WAREHOUSE WITH OFFICES - HOT SPRINGS, SD

27592 HIGHWAY 79, HOT SPRINGS, SD 57747



FOR MORE  
INFORMATION  
CONTACT:

**RANDY OLIVIER, CCIM**

Commercial Broker

605.430.6246

randyolivier@remax.net

SD #15377

# LARGE WAREHOUSE WITH OFFICES - HOT SPRINGS, SD

27592 HIGHWAY 79, HOT SPRINGS, SD 57747

[VIEW VIDEO](#)

## PROPERTY DESCRIPTION

Over 48,000 square feet of warehouse and building space on well over 5 acres available for sale along the 4-lane Highway 79 corridor at Maverik Junction South of Rapid City and East of Hot Springs. The owner has put several hundred thousand dollars of improvements into the property including an improved parking lot and drive-around-the-building access, a high-quality security fence and gate, and an interior/exterior security system. This property would be ideal for commercial, light industrial, storage, or manufacturing! The site formerly housed a modular home construction process and there is still an overhead 75 linear foot craneway that could be used for multiple overhead projects. Located along the corridor that takes you to and from Denver, Colorado. Listed by Randy Olivier, CCIM -REMAX Advantage, 605-430-6246.

## OFFERING SUMMARY

Sale Price:	\$2,895,000
Lot Size:	5.46 Acres
Building Size:	48,769 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	40	1,315	3,095
Total Population	50	1,927	5,057
Average HH Income	\$43,899	\$49,987	\$48,895

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LOCATION MAP

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ADDITIONAL PHOTOS

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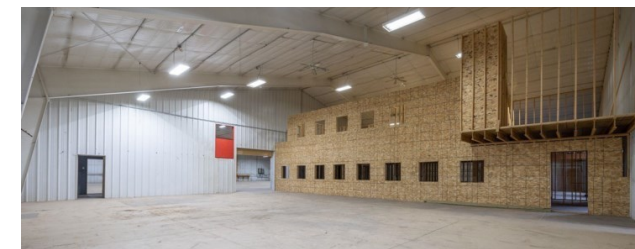
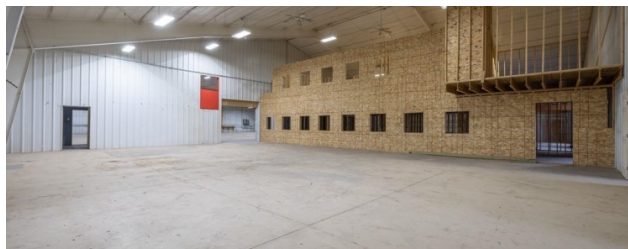
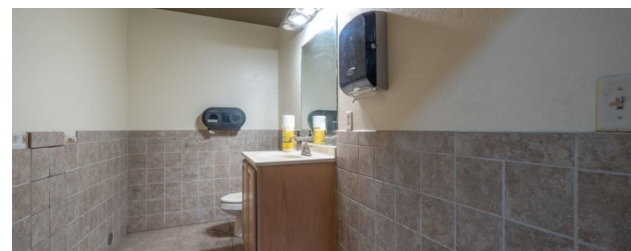
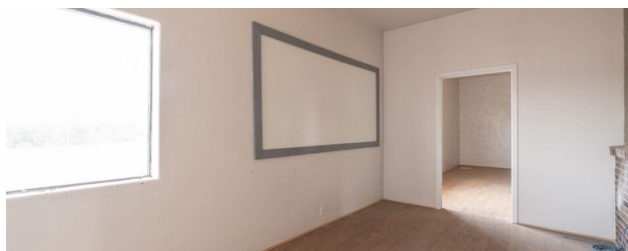
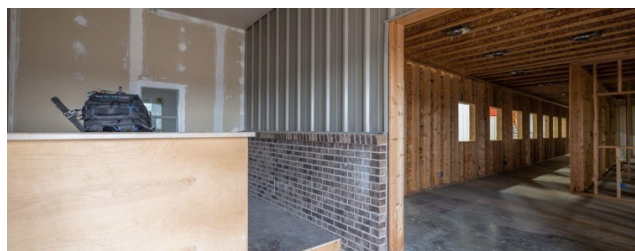
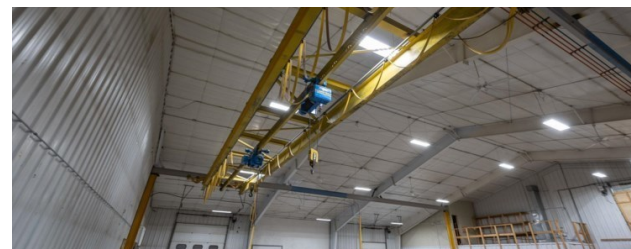
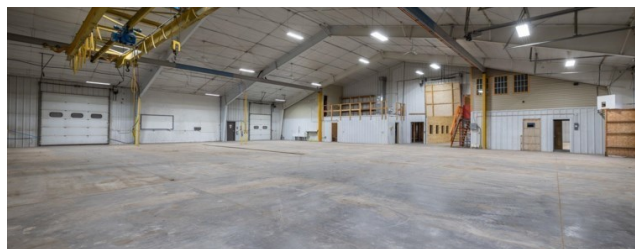
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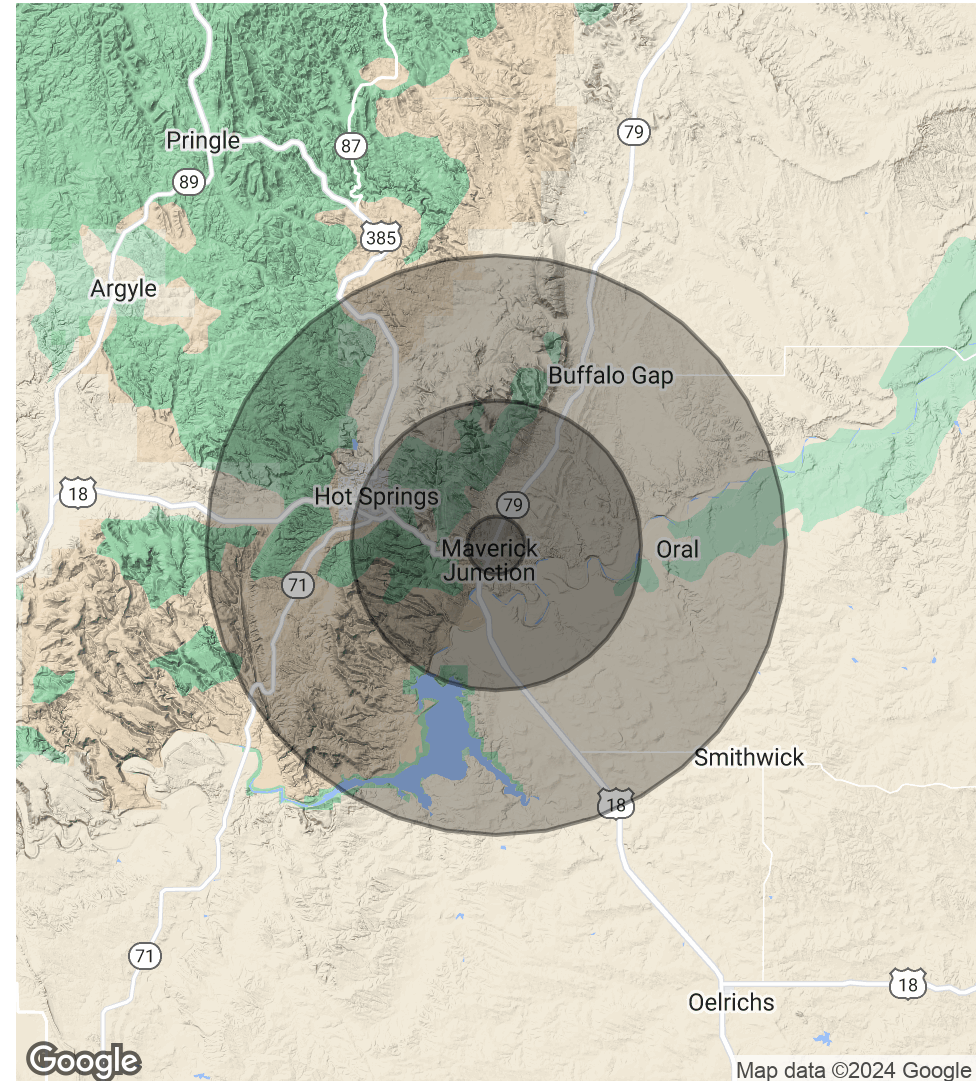
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	50	1,927	5,057
Average Age	63.7	58.0	57.1
Average Age (Male)	64.5	54.6	50.0
Average Age (Female)	63.6	59.3	58.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	40	1,315	3,095
# of Persons per HH	1.3	1.5	1.6
Average HH Income	\$43,899	\$49,987	\$48,895
Average House Value	\$165,856	\$151,358	\$163,886

\* Demographic data derived from 2020 ACS - US Census



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