



Each office independently owned and operated

RE/MAX ADVANTAGE

1331 W. Omaha St. | Ste 200

Rapid City, SD 57701

605.343.7653

FOR SALE

INDUSTRIAL PROPERTY

2929 CREEK DR, RAPID CITY SD

2929 CREEK DR, RAPID CITY, SD 57703



PRESENTED BY:

RANDY OLIVIER, CCIM

Commercial Broker

605.343.7653

randyolivier@remax.net

SD #15377

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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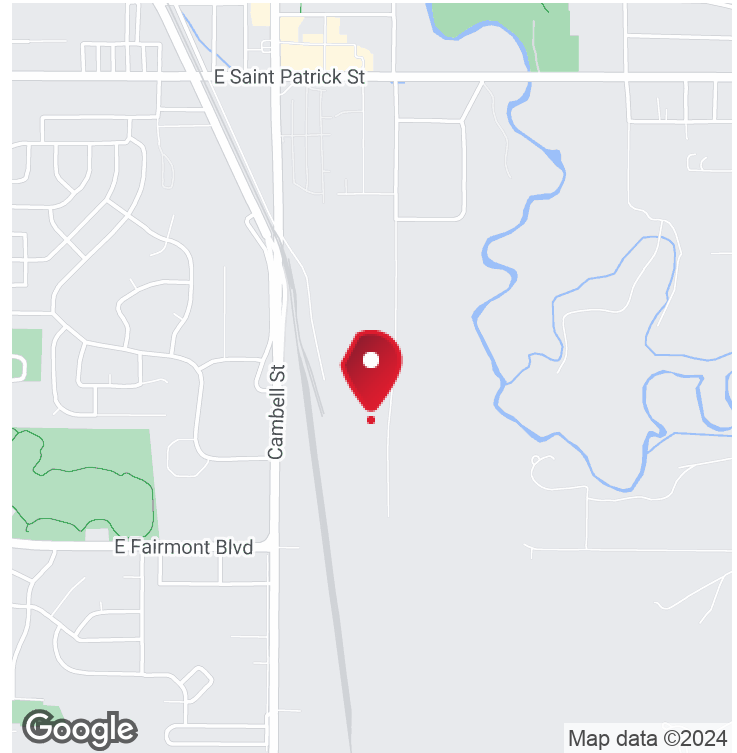
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	5,400 SF
Available SF:	5,400 SF
Lot Size:	1 Acres
Price / SF:	\$143.52
Year Built:	1993
Zoning:	Heavy Industrial

PROPERTY OVERVIEW

Located in the South Creek Industrial Park, this heavy industrial-zoned office/warehouse features a 1,500sf walk-in freezer space that Schwan's had used for their warehouse and distribution of their frozen goods line. With a simple conveyor system, the semi deliveries would unload from the West. The access door along the North would then be used to roll the product out to the service delivery trucks, which were parked along the north side of the freezer and within the warehouse (accessed via 4-14'x12' overhead doors). To the East are two offices, a large conference/work area, a restroom, a full kitchen, and a storage room. The mezzanine in the SE corner leads to the top of freezer access. Conference and office spaces all feature large windows for good natural light and the paved parking provides step-free access to the building. The owner will be using the balance of the lot for their business and a shared access agreement will be in the lease agreement. Lot to be subdivided to +-1 acre. Listed by Randy Olivier, RE/MAX Advantage, 605-430-6246.

PROPERTY HIGHLIGHTS

- Natural light for office spaces
- Freezer storage

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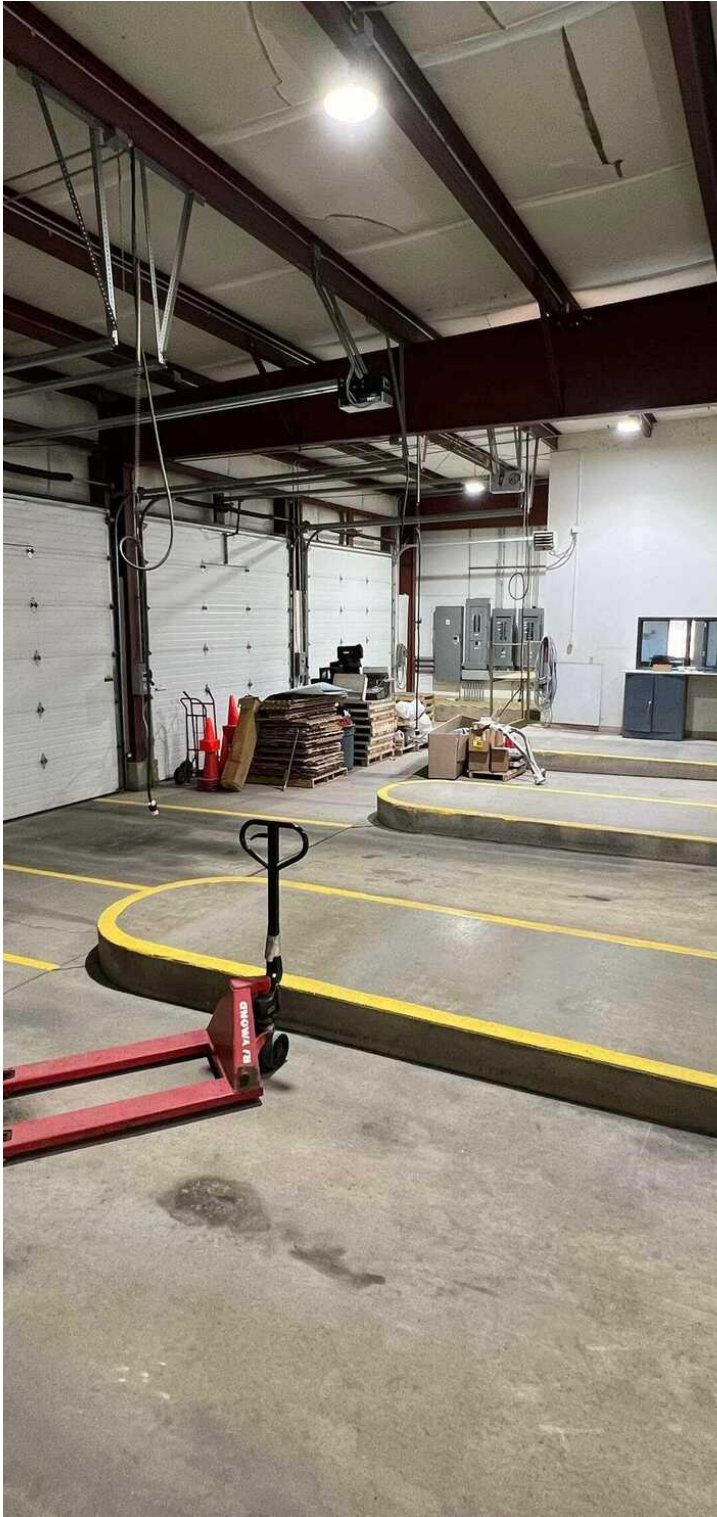
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LOCATION DESCRIPTION

South Creek Industrial Park

CONSTRUCTION DESCRIPTION

Steel Frame

POWER DESCRIPTION

220

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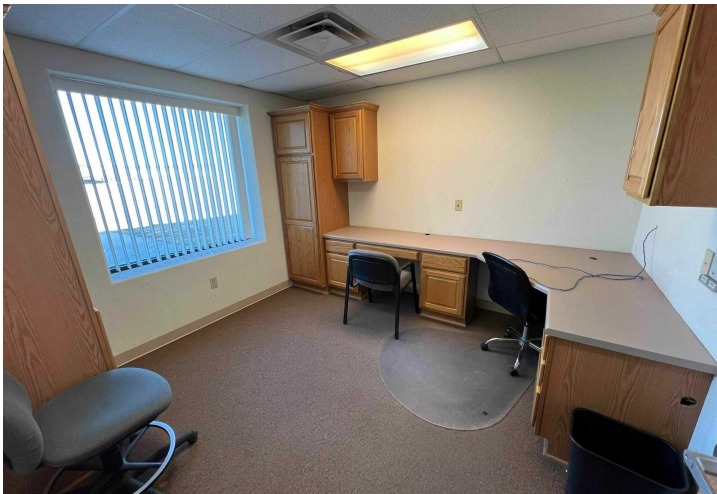
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Natural light for office spaces
- Freezer storage



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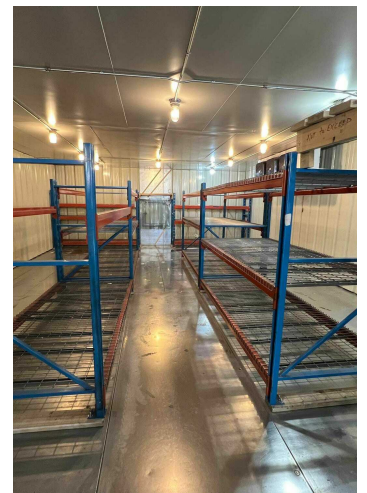
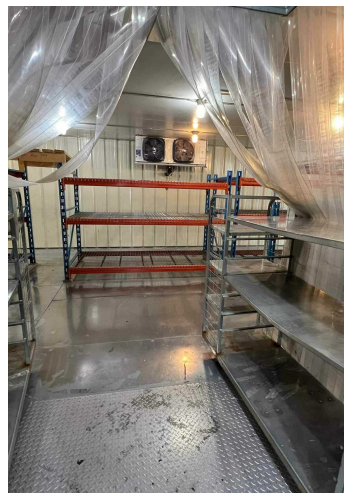
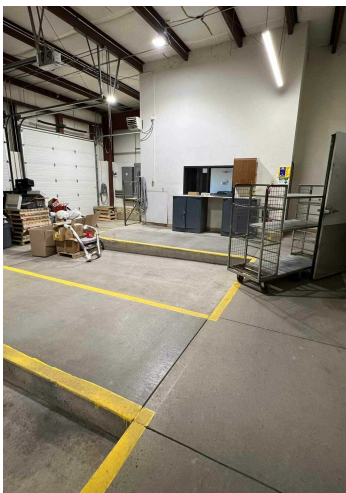
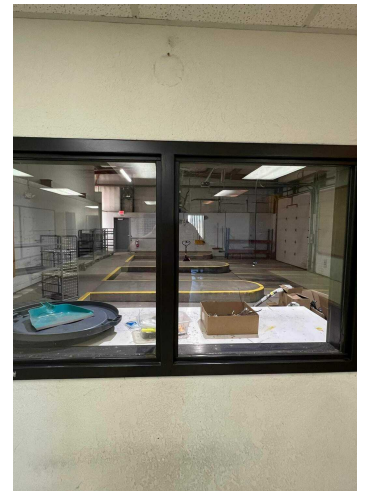
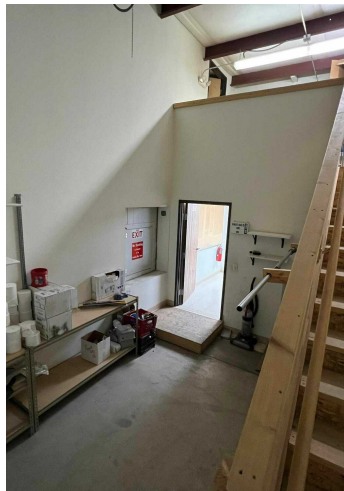
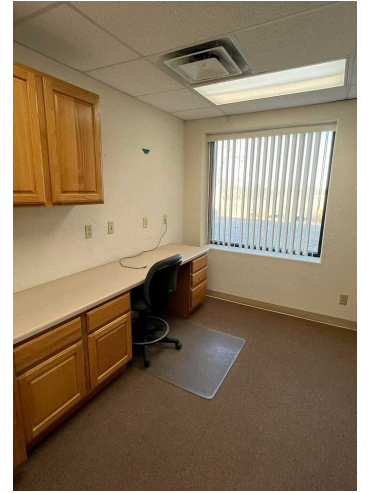
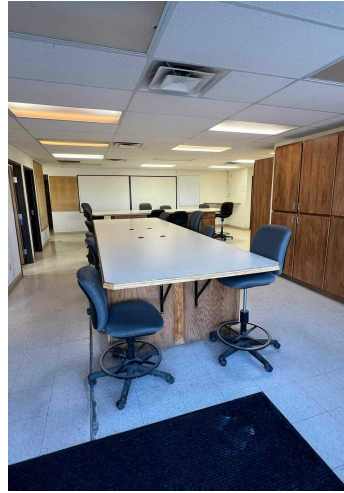
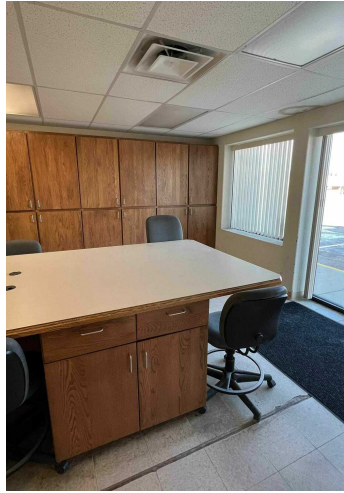
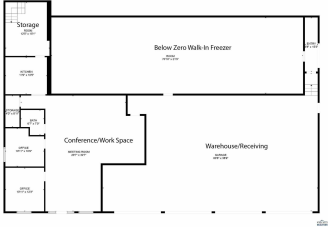
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ADDITIONAL PHOTOS



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LOCATION INFORMATION

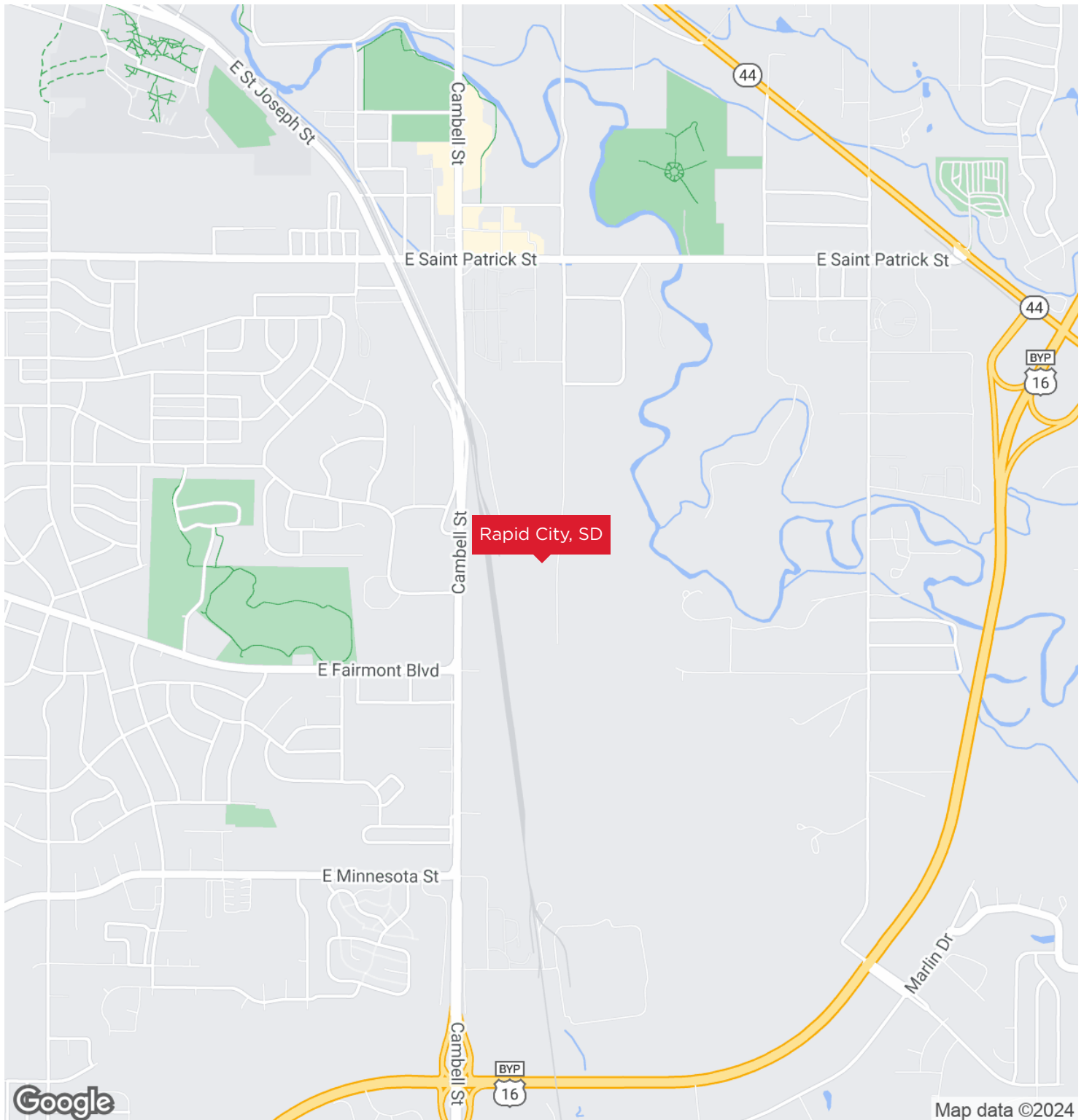
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

REGIONAL MAP



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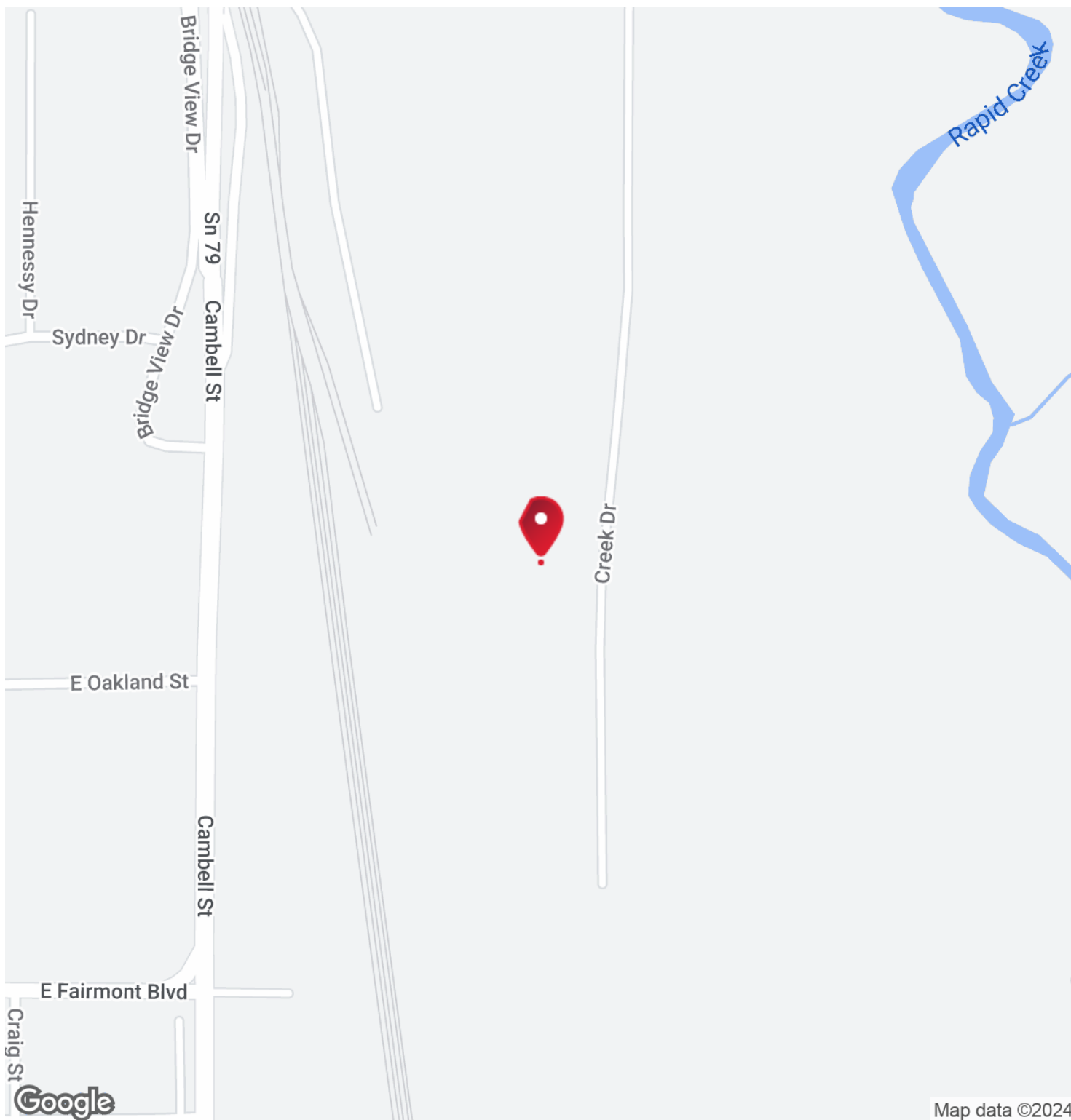
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LOCATION MAP



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AERIAL MAP



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FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

FINANCIAL SUMMARY

INVESTMENT OVERVIEW**2929 CREEK DR, RAPID CITY SD 57703**

Price	\$775,000
Price per SF	\$144

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SALE
COMPARABLES

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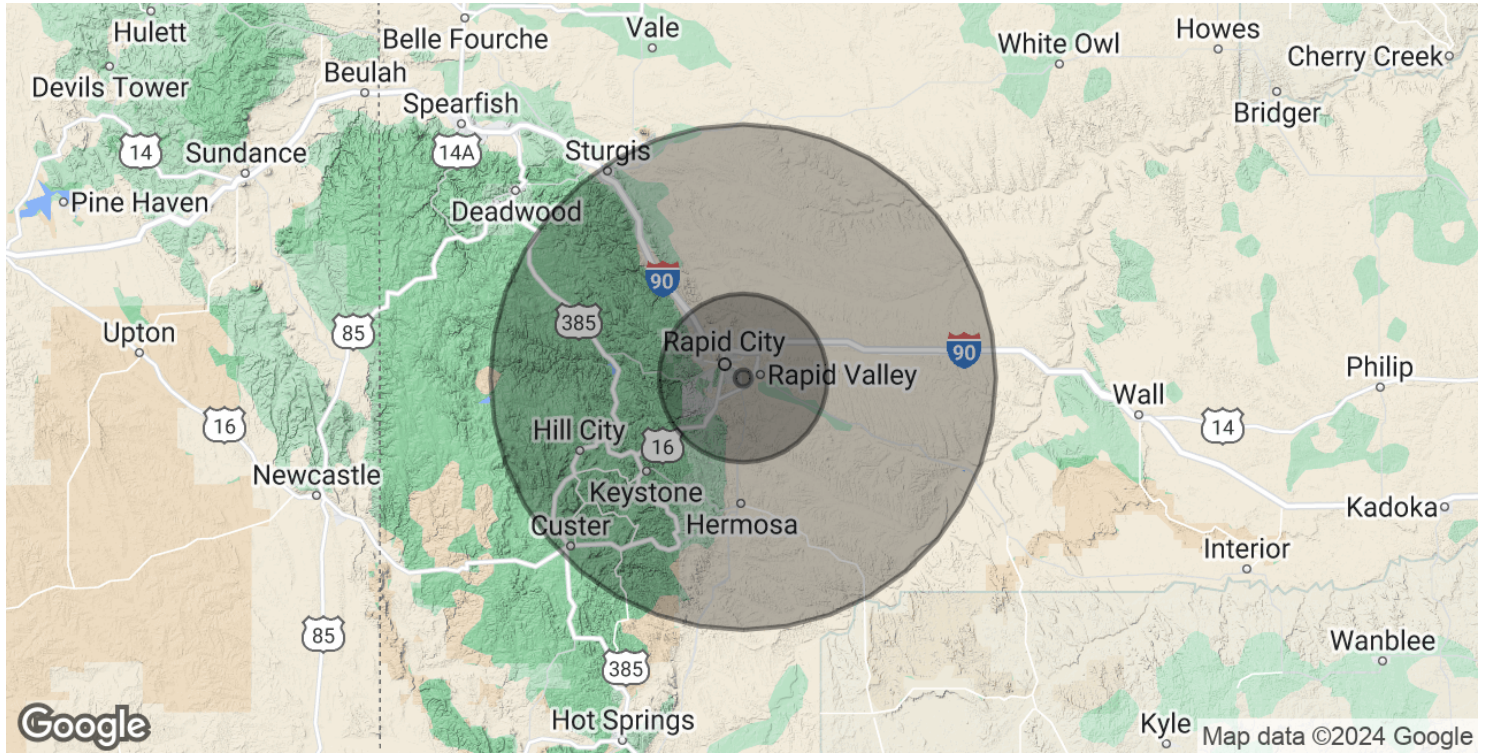
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

10 MILES

30 MILES

Total Population	5	848	6,497
Average Age	54.0	34.5	37.0
Average Age (Male)	52.8	33.1	37.3
Average Age (Female)	55.9	38.0	38.9

HOUSEHOLDS & INCOME

1 MILE

10 MILES

30 MILES

Total Households	2	358	2,923
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$97,680	\$49,230	\$53,203
Average House Value	\$164,336	\$103,248	\$115,152

2020 American Community Survey (ACS)

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

**RANDY OLIVIER, CCIM****Commercial Broker**

randyolivier@remax.net

Direct: **605.343.7653** | Cell: **605.430.6246**

SD #15377

PROFESSIONAL BACKGROUND

After graduating from college, I spent some time in a regional CPA firm learning about audit trails, small and large businesses, tax returns, and business plans. Incredible experience! Then moved into the retail and corporate world of FootLocker, Harley Davidson, Hobby Lobby, and Walmart. Walmart selected me to participate in a 3-month, top-talent leadership academy where we were able to deep dive into how the world's largest retailer thinks, operates and executes its business model. This amazing experience gave me such great insight; from land selection and acquisition to distribution centers to new construction to operations in the store. This background was very useful and helpful in the decision to transition into commercial real estate in 2013, where the first transaction was helping a client purchase an Office Max building and property in Rapid City, SD.

In 2017, I earned my CCIM (Certified Commercial Investment Member) designation; the gold standard in the real estate investment industry. The CCIM designation represents proven expertise in financial, market, user, and investment analysis, as well as negotiations.

With this real-world experience, track record, and education, we can work towards minimizing your risk, maximizing the return on your investment, and optimizing the value of your real estate. We can make better-informed decisions and develop a comprehensive commercial real estate strategy for you. Let's get started!

EDUCATION

Bachelor's Degree - accounting - Chadron State College 1995

Bachelor's Degree - management - Chadron State College 1995

Real Estate license - 2013

CCIM Institute / Certified Commercial Investment Member 2017

MEMBERSHIPS

Volunteer Work:

Workforce Development Chairman for SD Home Builders Association.

Military Affairs Chairman-Ellsworth AFB, SD Ntl Guard, RC Chamber.

Production:

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