

OFFICE FOR SALE/LEASE

21 East Omaha Street, Rapid City, SD 57701

Updated July 2018



Sale Price:
\$645,000

Lease Rate:
\$9.75/SF NNN

Highlights

- High visibility professional office building with frontage on East Omaha Street between East Blvd & Maple Ave - 20,000+ vehicles per day
- Large private offices on east side of building with large reception/waiting area, break room, and administrative staff space on the west side
- 22 parking spaces located on both sides of the building
- Opportunity to subdivide space for multiple tenants
- High quality brick construction with windows throughout

Property Details

Building Size: 5,080 SF total
Acres: 0.51
Zoning: General Commercial
Year Built: 1962
Legal Description: Simmons, BLOCK 4, W8 1/3' OF LOT 15; ALL OF LOT 16-21
Tax ID: 65730
Taxes (2017): \$10,370.44
Special Assessment (2017): \$166.62 - Storm Water
Utilities: Water & Sewer-Rapid City
Electric-Black Hills Power
Gas-Montana Dakota Utilities



Exclusively listed by:
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CCIM, Commercial Broker
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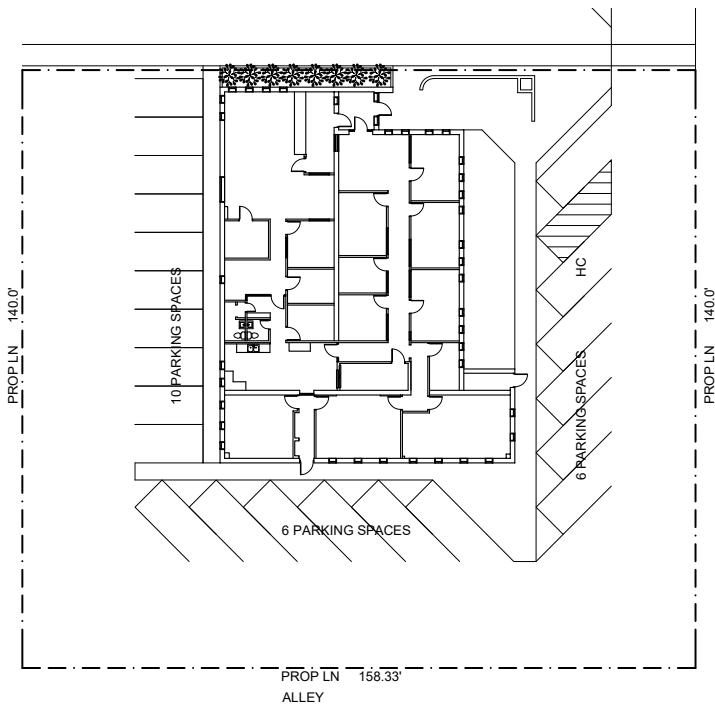


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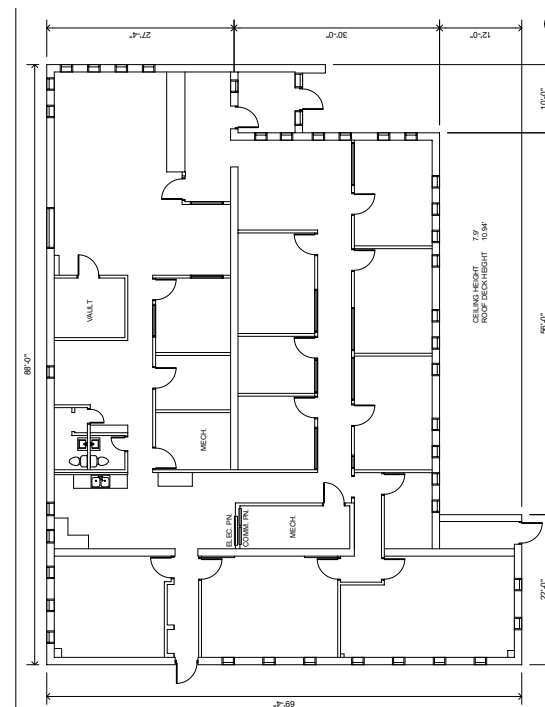
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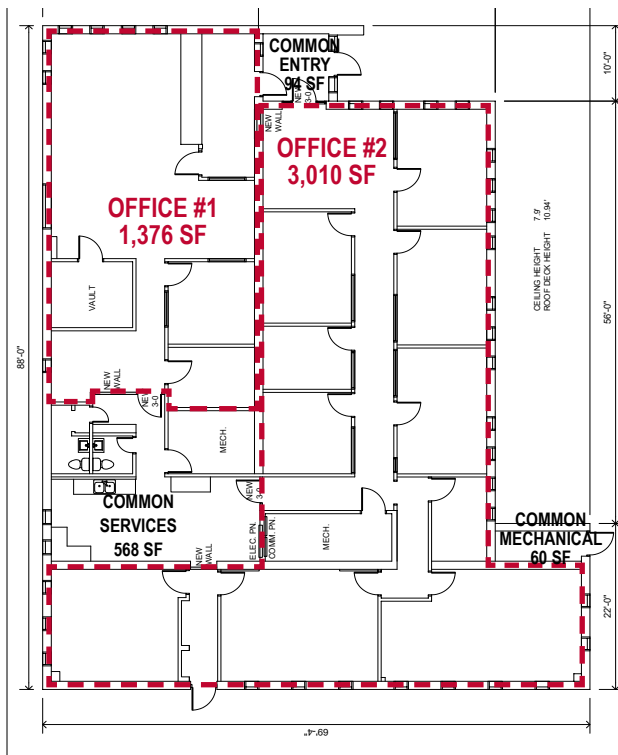
Site Plan



Current Floor Plan



Proposed Multi-Tenant Floor Plan



Your Property...Our PrioritySM

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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.

PHOTOS

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LOCATION

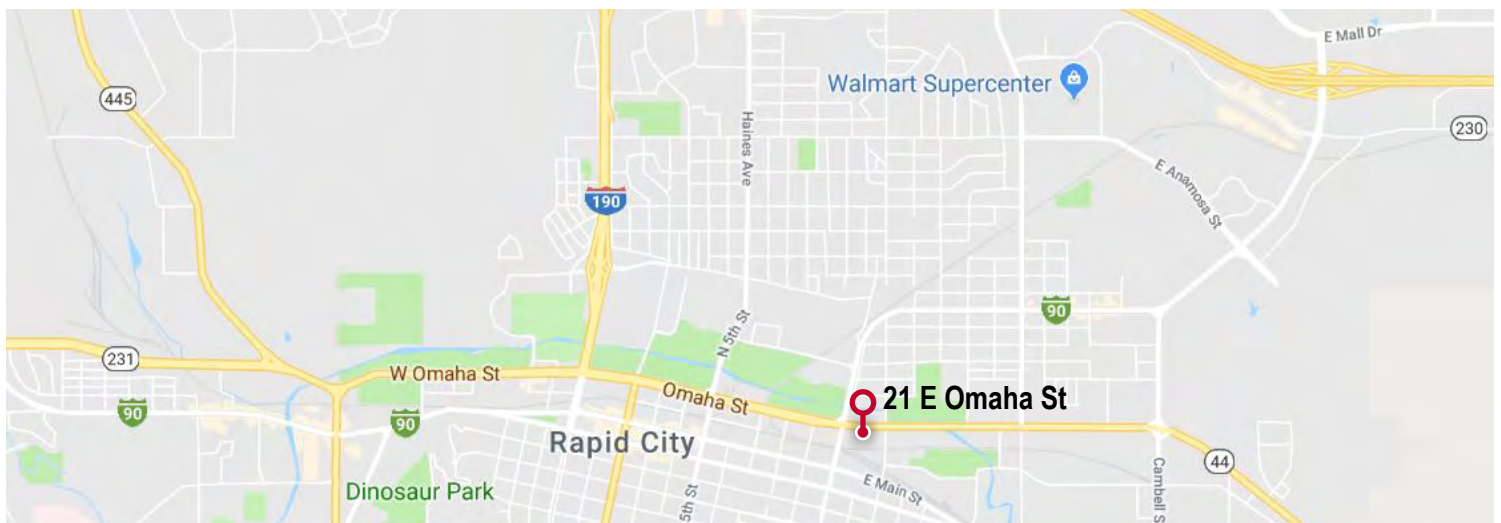
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Zoning

- General Commercial
- Flood Zone
- Light Industrial

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DEMOGRAPHICS

Rapid City, SD

Welcome to South Dakota and Rapid City!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 630,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

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
- #6** Rapid City—Best Small City for Business and Careers
Forbes, 2013



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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