



LIGHT INDUSTRIAL LAND

1949 PLAZA DRIVE
RAPID CITY, SD 57702

FOR SALE: \$499,000



7.48 Acres

7.48 ACRES TOTAL - APPROX 4.5 USABLE ACRES

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

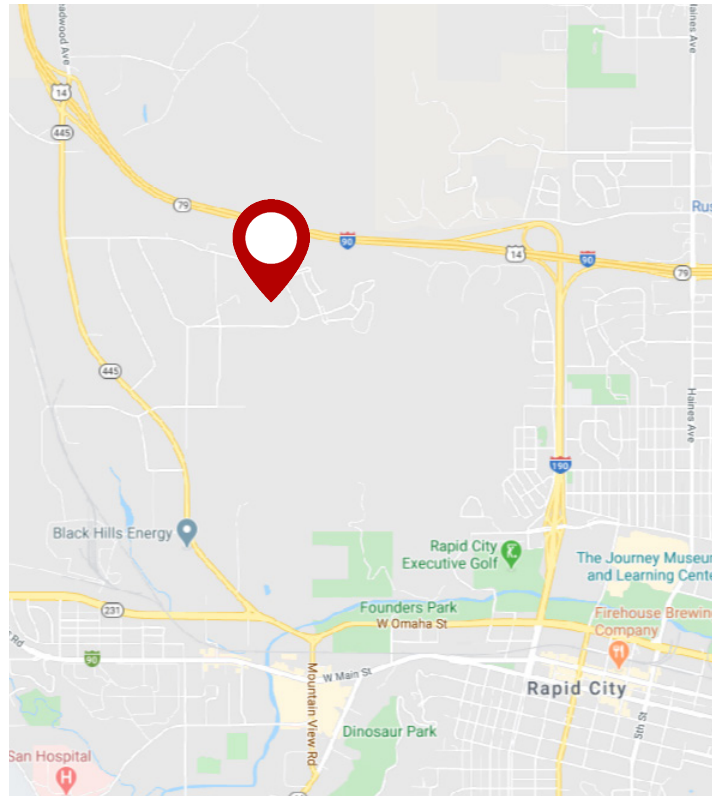
chris@rapidcitycommercial.com

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.

PROPERTY SUMMARY

LOCATION OVERVIEW

- ▶ This 7.48-acre parcel has an ideal location with convenient access to I-90 via Plaza Drive, offering a quick connection to Deadwood Ave.
- ▶ Just 4.2 miles to Downtown Rapid City
- ▶ Zoned for storage units, warehouse, outside storage, or other light industrial use
- ▶ Flat, level parcel and shovel-ready
- ▶ Zoned Light Industrial
- ▶ Approximately 4.55 +/- acres are usable

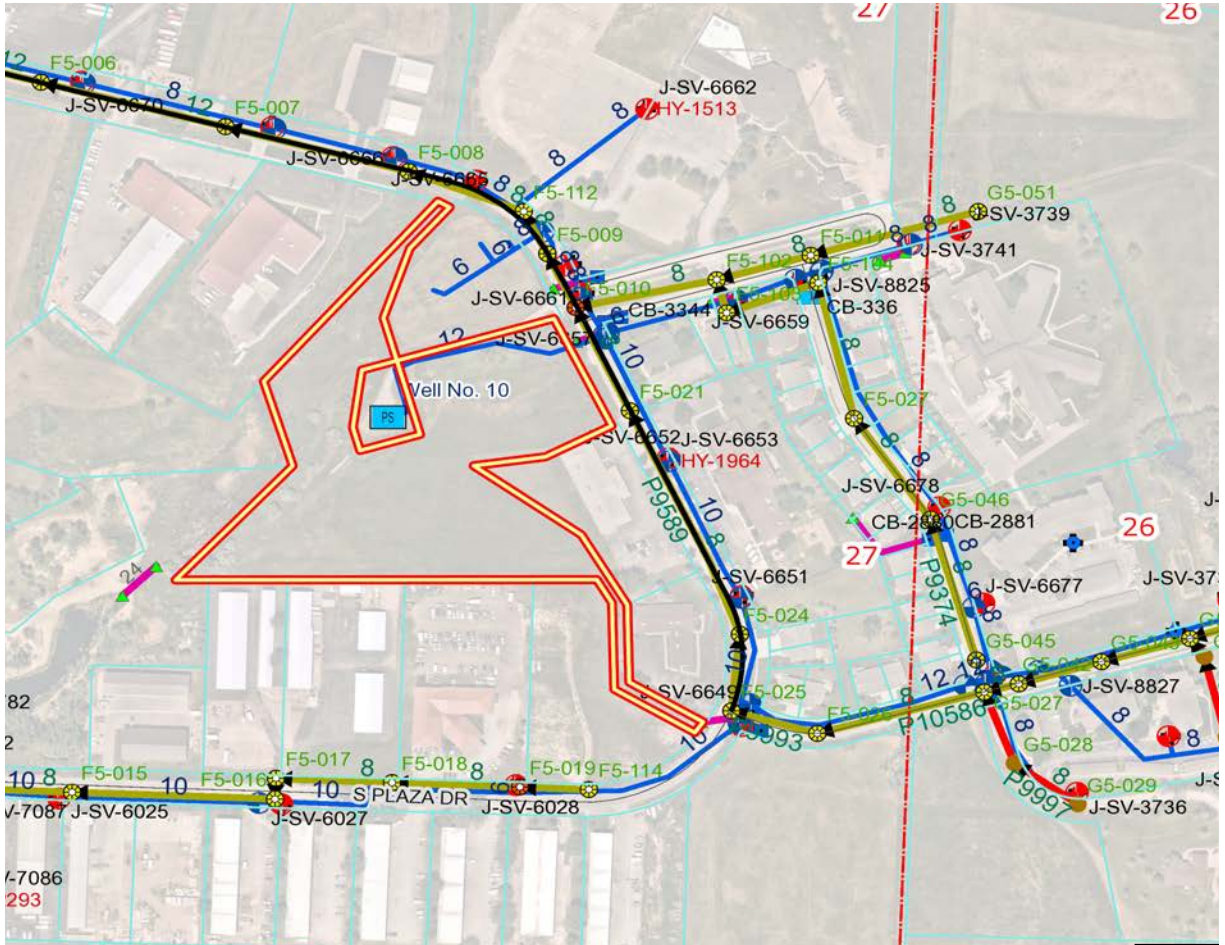


PROPERTY INFORMATION

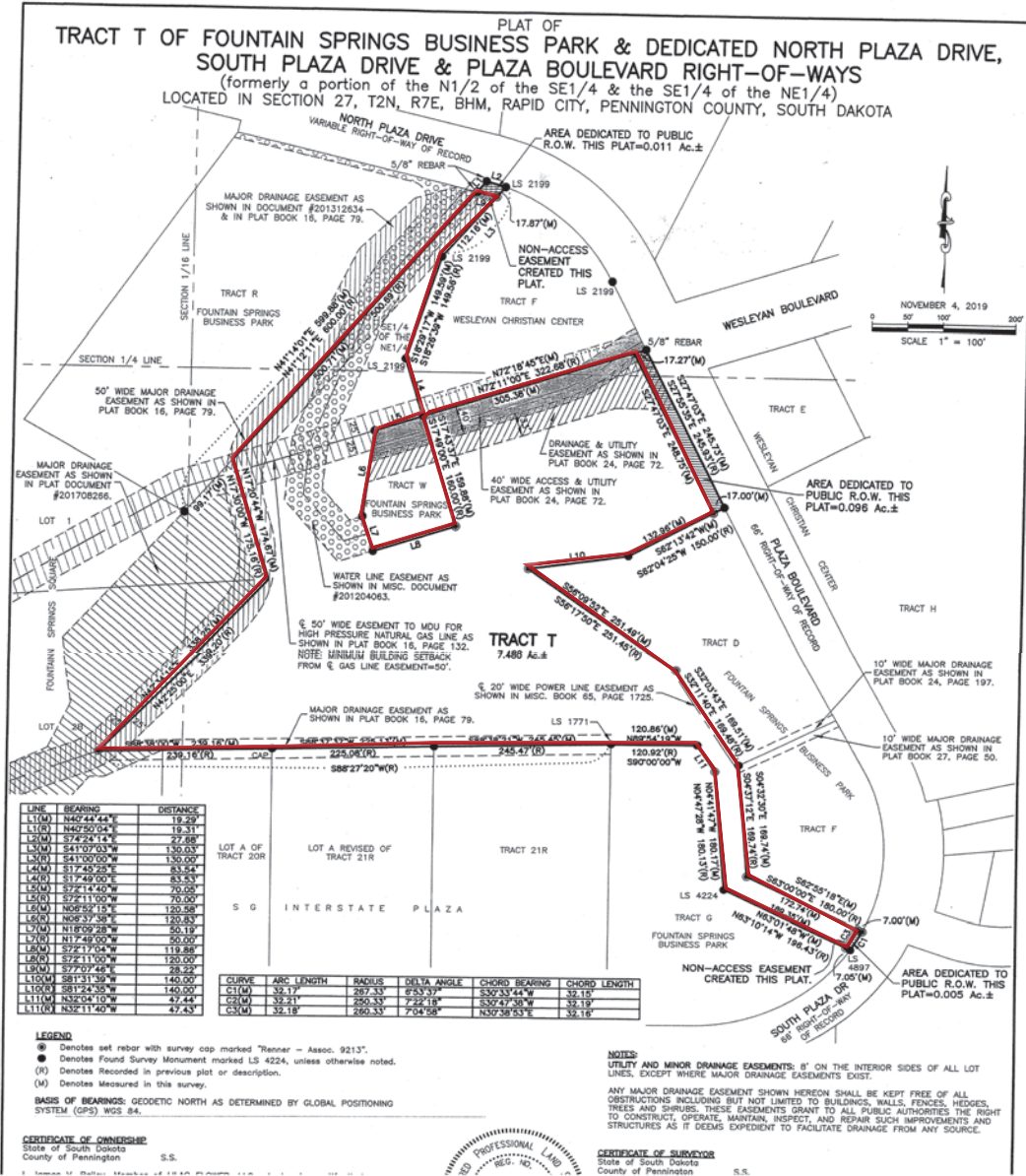
Sale Price:	\$499,000
Zoning:	Light Industrial
Total Acreage:	7.48 Acres
Usable Acreage:	4.55 Acres +/-
Parcel ID:	20-27-426-020
Tax ID:	70268
Taxes (2023):	\$5,181.64
Stormwater Assmt:	\$130.33
Water/Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	MDU



UTILITY FRONTAGE



- Sewer Line
- Water Line





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KW RAPID CITY COMMERCIAL

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