



EXCELLENT RETAIL/TOURIST LOCATION

431 N RIVER STREET
HOT SPRINGS, SD 57747

FOR SALE \$150,000



BUILDING FOR SALE—1,475 SF

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:

Dan Logan

Broker Associate

605.593.7980

dan@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

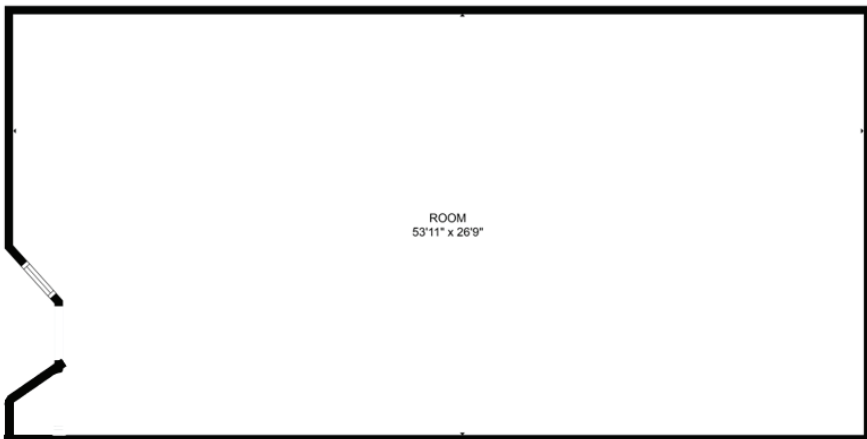
chris@rapidcitycommercial.com



431 N RIVER STREET
HOT SPRINGS, SD 57747

PROPERTY INFORMATION

Parcel ID:	75410-02300-011-00
SQFT:	1,475 SF
Acres:	.05
Zoning:	Commercial
Taxes (2024):	\$1,551.46
Legal Description:	HOT SPRINGS: LOT 11Z, BLK 23
Water:	City
Sewer:	City



Floorplan is not exact. Buyer to verify dimensions.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

Exceptionally located commercial building in downtown Hot Springs. This 1,475sf space is situated across from the Hot Springs River Walk and has the waterfall directly ahead when you walk out the door. The interior has been stripped down and is ready for a custom buildout. Current owners have been working on plans to reconstruct the face of the building with a full storefront window allowing for a perfect view of the falls.

PROPERTY HIGHLIGHTS

- ▶ 1,475sf of open space ready for a custom buildout
- ▶ Unbeatable tourist location with the walking path and waterfall directly across the street
- ▶ Nearly 13' tall ceiling and plumbed in for 2 restrooms in the back
- ▶ 200 Amp power and on-street parking
- ▶ Along the main route through Hot Springs and with great foot traffic
- ▶ Excellent location for a retail store, restaurant, bar, or office

EXCLUSIVELY LISTED BY:

Dan Logan

Broker Associate

605.593.7980

dan@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

PHOTOS



STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

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.

The Black Hills boasts the country's most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 jobs sustained by the tourist industry.

BUSINESS FRIENDLY TAXES	
NO	corporate income tax
NO	franchise or capital stock tax
NO	personal property or inventory tax
NO	personal income tax
NO	estate and inheritance tax



REGIONAL STATISTICS	
Rapid City PUMA Population	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1** Outdoor Life–Best hunting and fishing town
- #4** CNN Money–Best Place to Launch a Business
- #4** Wall Street Journal–Emerging Housing Markets
- #4** WalletHub–Best Places to rent
- #11** Forbes–Best Small City for Business
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

- #1** Best State for Starting a Business
- #1** America's Friendliest State for Small Business
- #2** Best State for Small Business Taxes
- #2** Best Business Climate in the US
- #2** Best State for Quality of Life
- #2** Best State for Overall Well-Being and Happiness
- #2** Business Tax Climate by the Tax Foundation
- #3** US News Fiscal Stability 2019 list
- #3** Small Business Policy Index 2018 list



431 N RIVER STREET
HOT SPRINGS, SD 57747

DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such parties. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW RAPID CITY COMMERCIAL

2401 WEST MAIN STREET
RAPID CITY, SD 57702

Each Office Independently Owned and Operated

PRESENTED BY:

Chris Long

SIOR, CCIM, Commercial Broker

O: (605) 335-8100

C: (605) 939-4489

chris@rapidcitycommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional areas before making any decisions.