



INVESTMENT PROPERTY AT CREEKSIDE OFFICE PARK

2620 JACKSON BLVD, UNIT B
RAPID CITY, SD 57702

FOR SALE \$1,650,000



MULTI-LEVEL INVESTMENT BUILDING | HIGHLY DESIRABLE LOCATION

KW Commercial

Your Property—Our Priority SM

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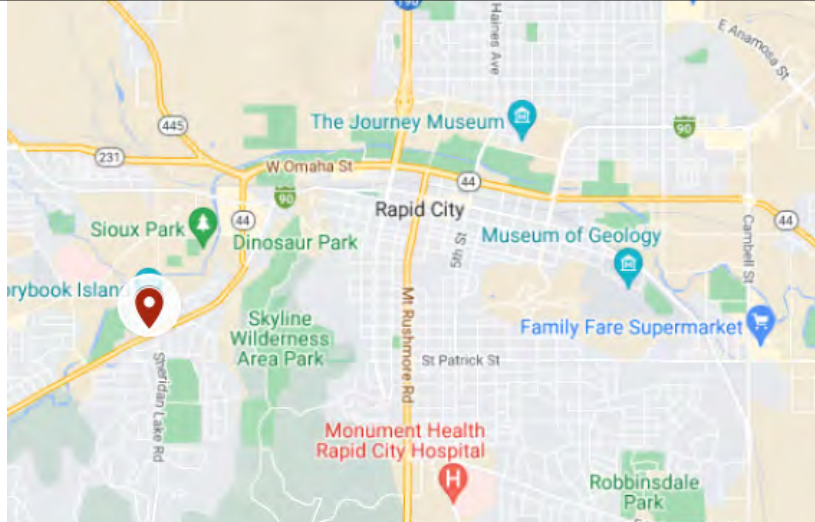


Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY SUMMARY

PROPERTY OVERVIEW

- ▶ Multi-level office building that is divided into 5 individual suites
- ▶ 4 of 5 suites currently leased ([Leases and Financial Summary](#))
- ▶ Main level (6,044sf) holds 3 occupied suites, and tenants share a common area at the main entrance.
- ▶ Garden level (4,479sf) holds 2 suites, where one of the suites is occupied. Garden level tenants share a small waiting area and staircase. 2,634sf vacant suite currently available for lease.
- ▶ Large parking lot with 30+ parking spots and designated handicap parking
- ▶ Great opportunity for an investor/owner occupant looking to occupy the vacant suite!
- ▶ HOA fees include: Landscaping, Exterior Building Maintenance, Snow Removal, and Insurance



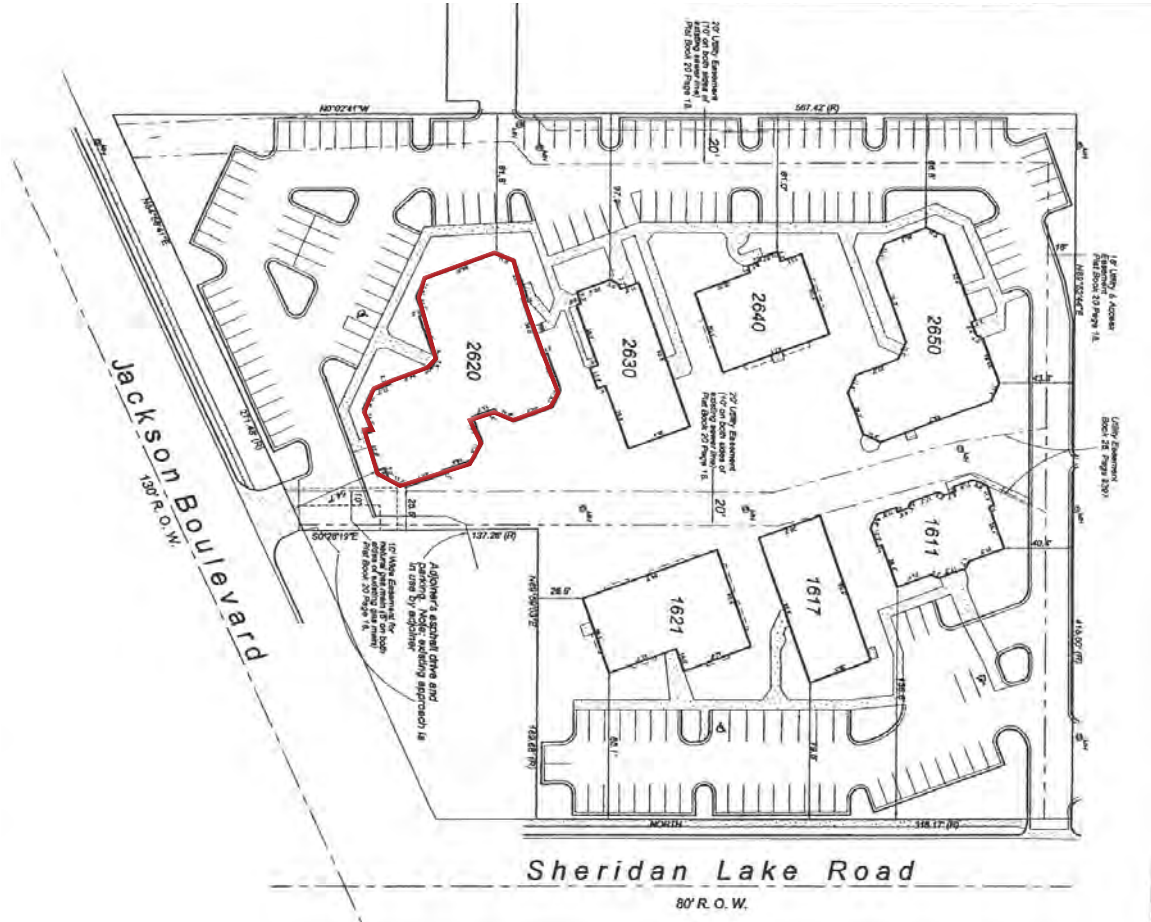
PROPERTY DETAILS

Building Size:	11,843 SF
Lot Size:	0.8 AC
Year Built:	1985
Tax ID:	56593
Taxes (2023):	\$18,294.70
Zoning:	Office Commercial
Water/Sewer:	City
Electric:	BHP
Gas Provider:	MDU
Sale Price:	\$1,650,000



BUILDING PHOTOS



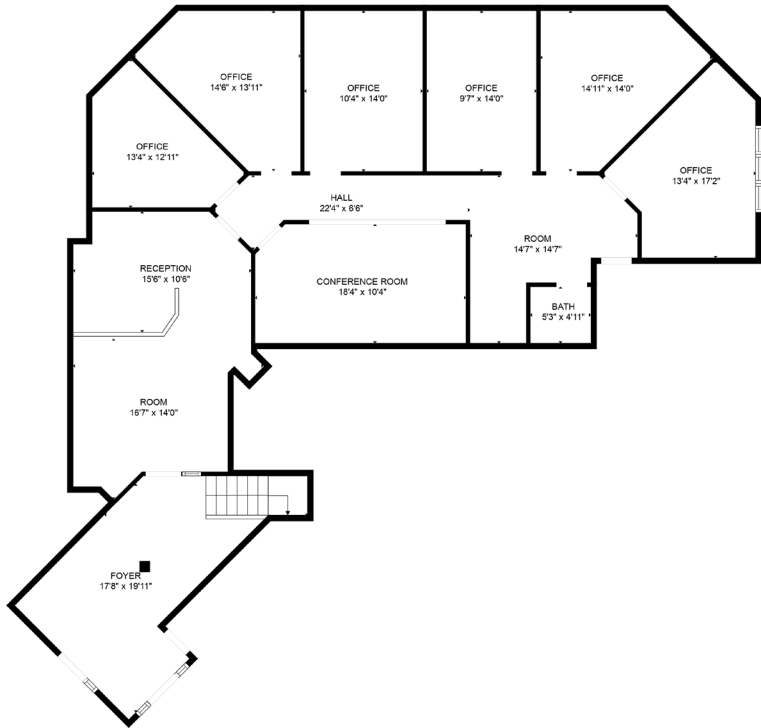




GARDEN LEVEL SUITES

SUITE E

Tenant:	Nonprofit
Suite Size:	1,845 SF
Lease Term:	Expires 2025



SUITE F

Tenant:	Vacant
Suite Size:	2,634 SF
Lease Term:	Vacant





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 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state’s economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 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	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

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



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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.

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Each Office Independently Owned and Operated

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