



# FORMER OYATE MEDICAL FACILITY

725 N LACROSSE STREET  
RAPID CITY, SD 57701

**FOR SALE \$2,499,000**



**24,344 SF OFFICE | 2.88 ACRES**

KW Commercial

*Your Property—Our Priority<sup>SM</sup>*

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

Keller Williams Realty Black Hills

*EXCLUSIVELY LISTED BY:*

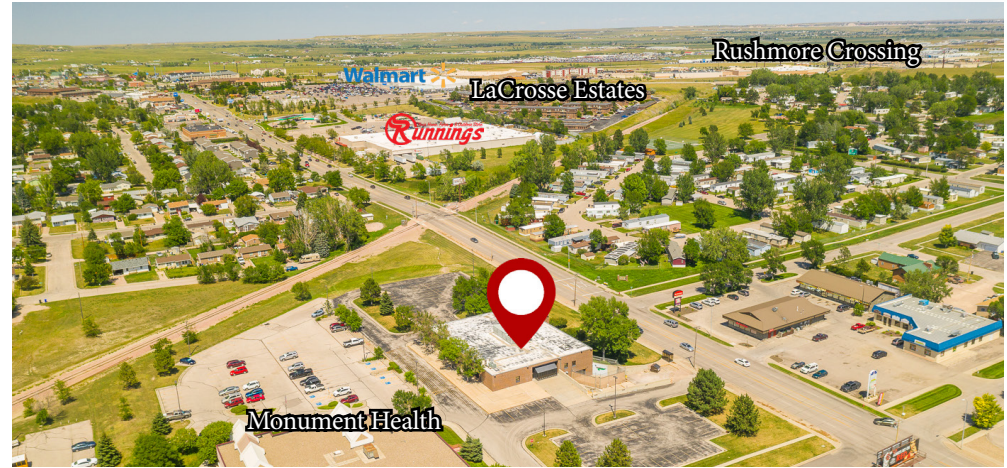
**Chris Long**, SIOR, CCIM

*Commercial Broker*

**605.939.4489**

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**LOCATION OVERVIEW**



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**PROPERTY SUMMARY**

**PROPERTY INFORMATION**

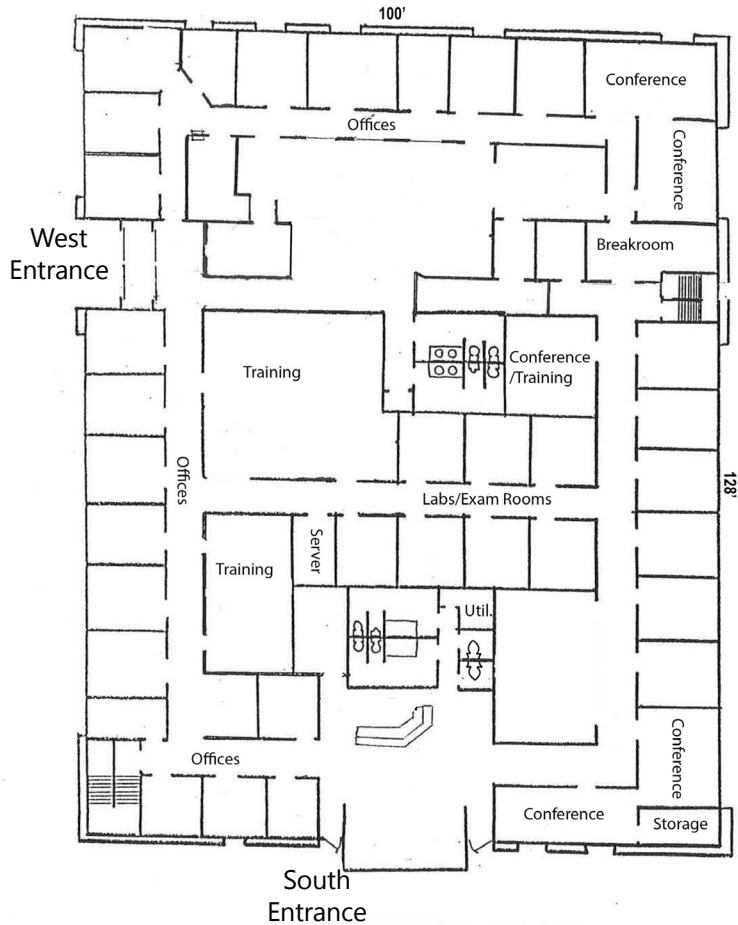
<i>Sales Price:</i>	<i>\$2,499,000</i>
<i>Total Square Feet</i>	<i>24,344 SF</i>
Parcel ID:	21-31-179-011
Acres:	2.88
Tax ID:	48581
Taxes (2023):	\$0 (Tax Exempt)
Special Assessments:	\$940.90
Legal Description:	Wise's Add, BLOCK 10, Lot C, (ALSO IN BLK 11)
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities
Zoning:	Public District
Construction:	Brick Masonry
Year Built:	1972

**INVESTMENT HIGHLIGHTS**

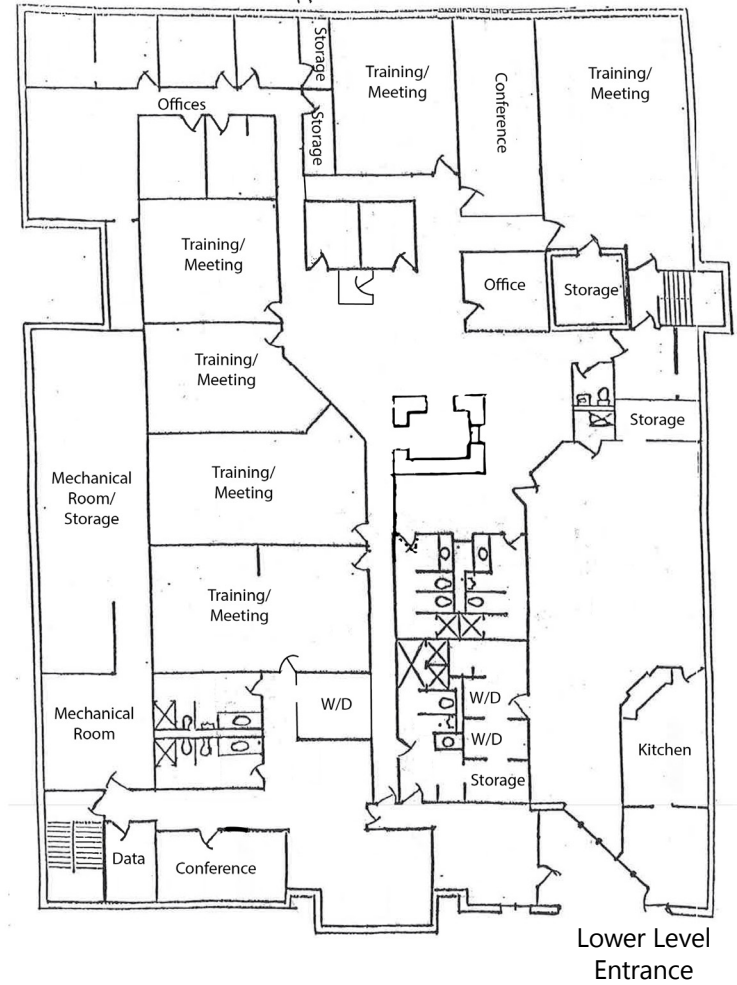
- ▶ Former medical and general office facility for Oyate Health Center.
- ▶ Two main level entrances on South and West. Main South entrance has reception/waiting area. Allows for separation of services or multiple tenants.
- ▶ Main floor configured with mix of 27 private offices, 7 conference/training rooms, and 7 exam/lab rooms.
- ▶ Finished lower level with secure entry and video surveillance.
- ▶ Lower level configured with 7 private offices, 8 large meeting rooms, central admin area with built-in desks, showers, large day room with attached kitchen, and various storage rooms.
- ▶ Neighbors Monument Health Family Medicine Clinic.
- ▶ Parking lot access easement in place for Monument Health. Owner maintains South entrance to both facilities per agreement.
- ▶ High traffic location on the corner of N Lacrosse and E Monroe. Daily traffic count of over 16,000 vehicles.
- ▶ Paved parking lots on North and South sides with 83 spaces.

**FLOORPLAN**

Main Level



Lower Level



**PHOTOS**



**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