



BUSINESS ENTITY & RETAIL LOCATION BLACK HILLS VINYL

622 ST JOSEPH ST, RAPID CITY SD 57701

RETAIL PROPERTY \$795,000

BUSINESS ENTITY \$300,000



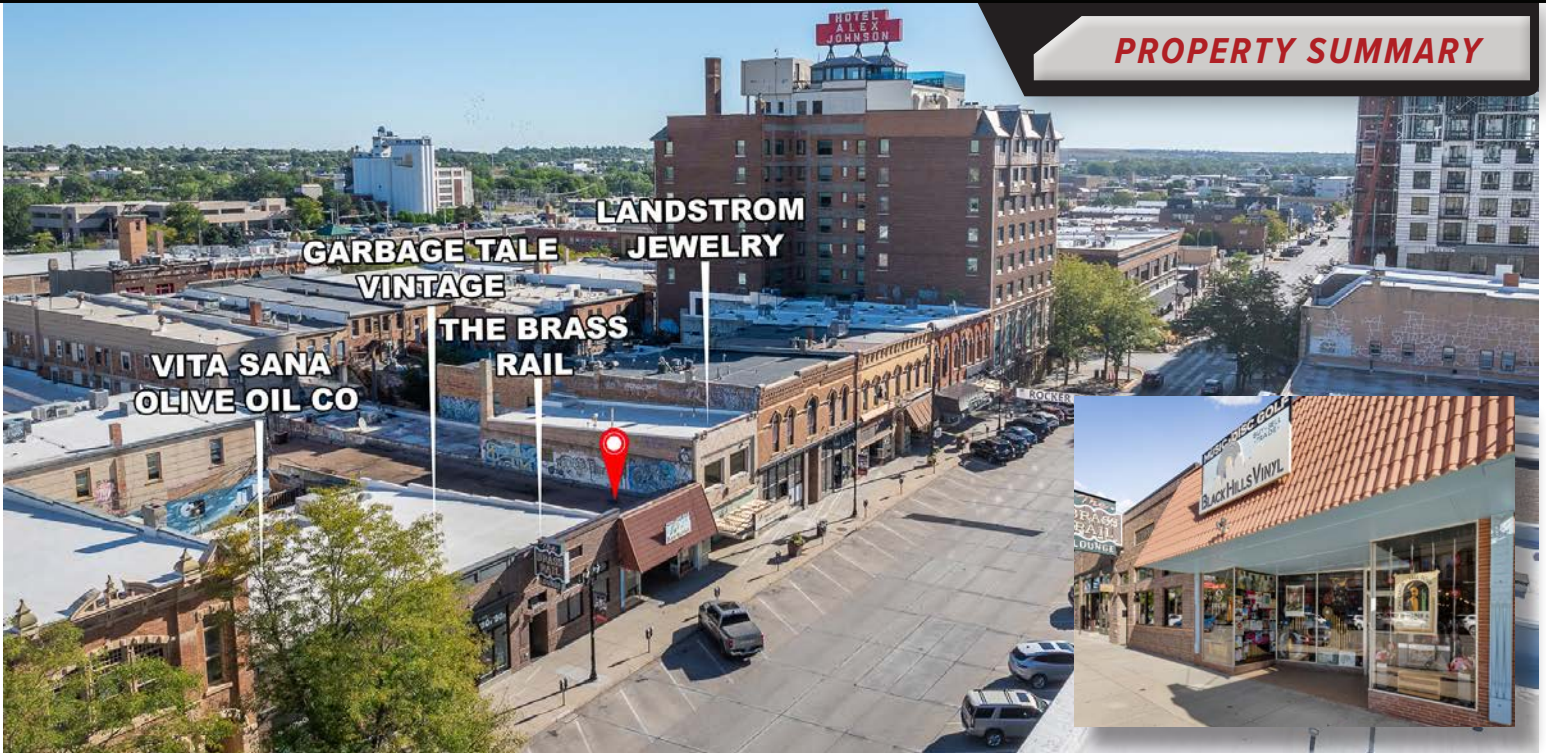
**SERVING THE RAPID CITY COMMUNITY
FOR 10+ YEARS!**

KW Commercial
*Your Property—Our Priority*SM
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Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

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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 DETAILS

- ▶ Retail building in the heart of Rapid City!
- ▶ Great frontage along busy St Joseph Street, recorded traffic count 9,300+ vehicles per day.
- ▶ Neighboring businesses include Landstrom Jewelry store, the Brass Rail Lounge, and various other local retailers/restaurants.
- ▶ The layout includes a large front showroom featuring floor-to-ceiling windows, providing plenty of natural light and office space in the back complete with a bathroom and storage room.
- ▶ Free 2 hr parking for customers on St Joseph St and limited employee parking in the back of the building.

PROPERTY INFORMATION

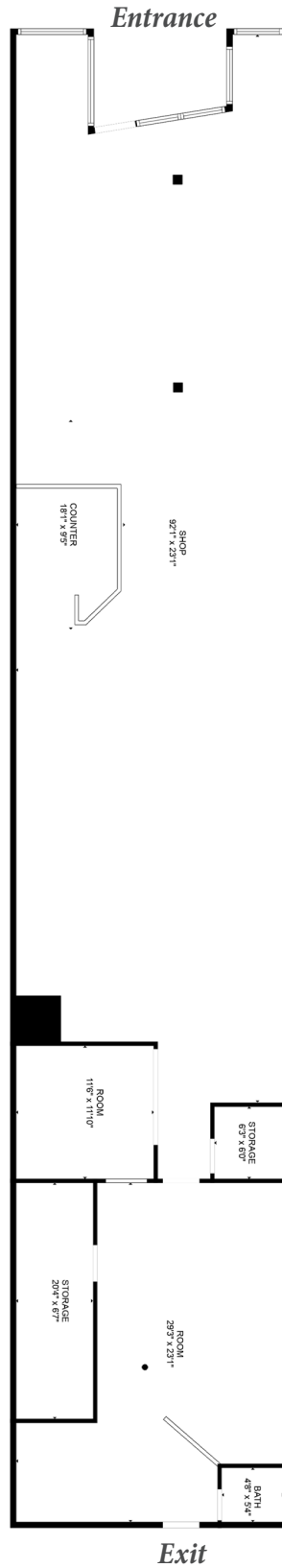
Building Size:	3,172 SF
Lot Size:	0.08 Acres
Year Built:	1940
Zoning:	General Commercial
Tax ID:	37432
Taxes (2023):	\$2,980.64
Water/Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	MDU
Sale Price:	\$795,000

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SAINT JOSEPH STREET





BLACK HILLS VINYL
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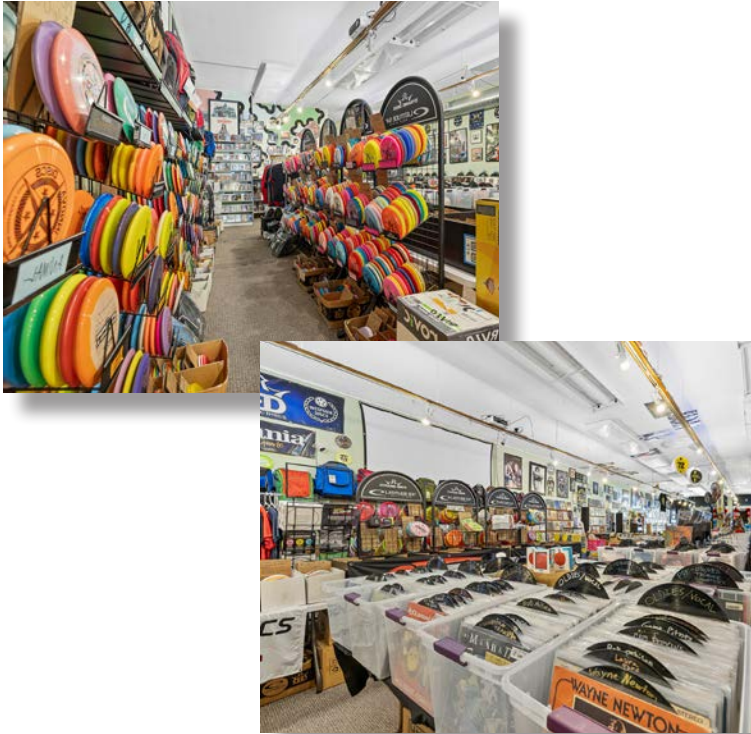
PROPERTY PHOTOS



INTERIOR PHOTOS



BUSINESS ENTITY



ABOUT BLACK HILLS VINYL

Business entity and inventory for sale! Black Hills Vinyl serves the residents and many visitors of the Black Hills by offering a one-stop shop for new & used vinyl records across various genres, CDs, tapes, turntables, stereos, and accessories. Whether someone is a vinyl enthusiast or brand new to vinyl records, Black Hills Vinyl is committed to foster greater vinyl appreciation in the Black Hills area. The business entity also maintains a large selection of discs, bags, and accessories for disc golf.

SALE INFORMATION

Business Entity Sale Price: \$300,000

Year Established: 2012

Year purchased by current owner: 2015

- ▶ **4.8-Star** Google rating with over 270 reviews!
- ▶ Equipment and inventory included in purchase. (See next page for list)
- ▶ Purchase will also include the entity name, website domain, and marketing collateral.
- ▶ Contact agent to view financials and sign NDA.



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BLACK HILLS VINYL

622 ST JOSEPH ST, RAPID CITY SD 57701

INVENTORY LIST

ITEM	COUNT
New Vinyl	6,186
Used Backstock records	5,000
45s	4,765
Pre-Owned CDs	2,882
Disc Golf Discs New	2,796
Bargain \$3-\$5 vinyl	2,150
Bargain \$1 vinyl	1,400
Books	774
\$1 CDs	660
Cassettes	518
BHV Shirts	361
DVDs	356
Rolling Stone Magazine	150
BHV Hat	142
Disc Golf Discs Used	100
Vinyl Accessories	57
Disc Golf Accessories	50
Sleeve Packs	31
Vintage Turntables	25
Disc Golf Bags	20
Vintage Stereo Equipment	18
Vintage Speakers	15
Turntables	10
Disc Golf Baskets	6



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		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

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

SOUTH DAKOTA

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



DISCLAIMER

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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 for or from 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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