



# OFFICE BUILDING FOR SALE

1330 JOLLY LANE  
RAPID CITY, SD 57703

**FOR SALE \$1,299,000**



## PROPERTY HIGHLIGHTS

- ▶ Extremely well maintained property located in East Rapid City with visibility on Elk Vale Road.
- ▶ Recorded traffic count of 20,836 vehicles per day in 2023.
- ▶ Situated in a private setting on 3.98 Acres
- ▶ Layout includes 16 private offices, 2 large meeting rooms, full kitchen, reception desk, a two-car garage, and plenty of storage.

**TOTAL BUILDING SIZE - 6,888 SF**

KW Commercial  
 Your Property—Our Priority <sup>SM</sup>  
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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 INFORMATION**

Building Size:	6,888 SF
Lot Size:	3.98 Acres
Year Built:	2005
Parking:	Off-street, Asphalt - 30 spaces
Construction:	Wood Frame
Roof:	Composition
Tax ID:	62850
Taxes (2023):	NA (Non-Profit)
Zoning:	Office Commercial
Water/Sewer:	Rapid City
Electric:	WRE
Gas:	MDU
<b>Sale Price:</b>	<b>\$1,299,000</b>

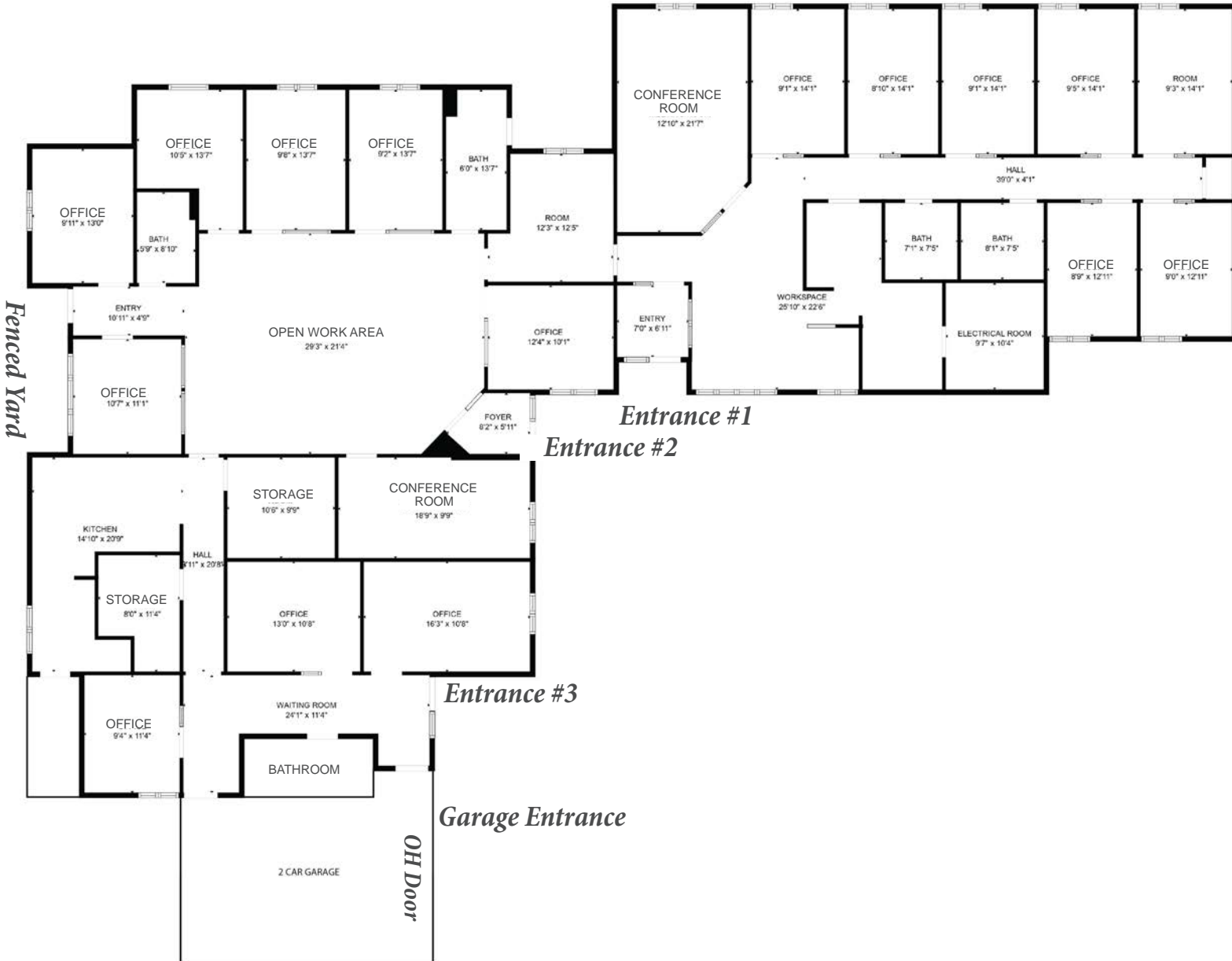
**PROPERTY DETAILS**

- ▶ Office building situated at the end of a cul-de-sac, offering a quiet and private setting.
- ▶ Previously home to the Children’s Home Society, this office building has great flexibility for a large variety of uses.
- ▶ Building layout includes 16 private offices, 2 large meeting rooms, full kitchen, reception desk, an two-car garage with an (7’ x 16’) OH door, and plenty of storage space.
- ▶ 5 bathrooms total - 2 bathrooms have showers
- ▶ Property is made complete with thoughtful landscaping, sprinkler system, video surveillance, fenced yard, off-street parking lot, outdoor shed, and exterior lighting.



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**BUILDING FLOORPLAN**





**PROPERTY PHOTOS**





**INTERIOR 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 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		
<b>NO</b> corporate income tax	<b>NO</b> franchise or capital stock tax	<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax	<b>NO</b> 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





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## DISCLAIMER

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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.

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