

CENTRAL RAPID FLEX OFFICE & WAREHOUSE

1202 E ST FRANCIS STREET
RAPID CITY, SD 57701

FOR SALE \$1,185,000



11,600 SF FLEX BUILDING | 0.80 ACRES | 3 PARCELS

EXCLUSIVELY LISTED BY:

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**1202 E ST FRANCIS STREET
RAPID CITY, SD 57701**

PROPERTY DETAILS

SITE & BUILDING INFORMATION

Building Size	11,600 SF
Land Size	0.80 Acres
Year Built	1997
Zoning	General Commercial
Parking	20+ Spaces
Stories	2
Office Count	7
Warehouse Size	2,584 SF
Overhead Door	10' x 12'

TRANSACTION DETAILS

Asking Price	\$1,185,000
Tax ID	54073 / 26533 / 26532
Taxes (2025)	Exempt (Non-Profit)
Legal Description	NICHOLLS SUBD; W150' OF LOT 2 Township 1 North, Range 8 East, Section 7

UTILITIES

Water & Sewer	Rapid City
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

PROPERTY OVERVIEW

Commercial flex property offering a functional mix of office, warehouse, and gathering space in central Rapid City near E St Patrick Street and E St Joseph Street. The 11,600 SF building sits on 0.80 acres and combines office, industrial, and assembly-style space within a layout suited for service-based businesses, light industrial users, or organizations needing both workspace and large gathering areas.

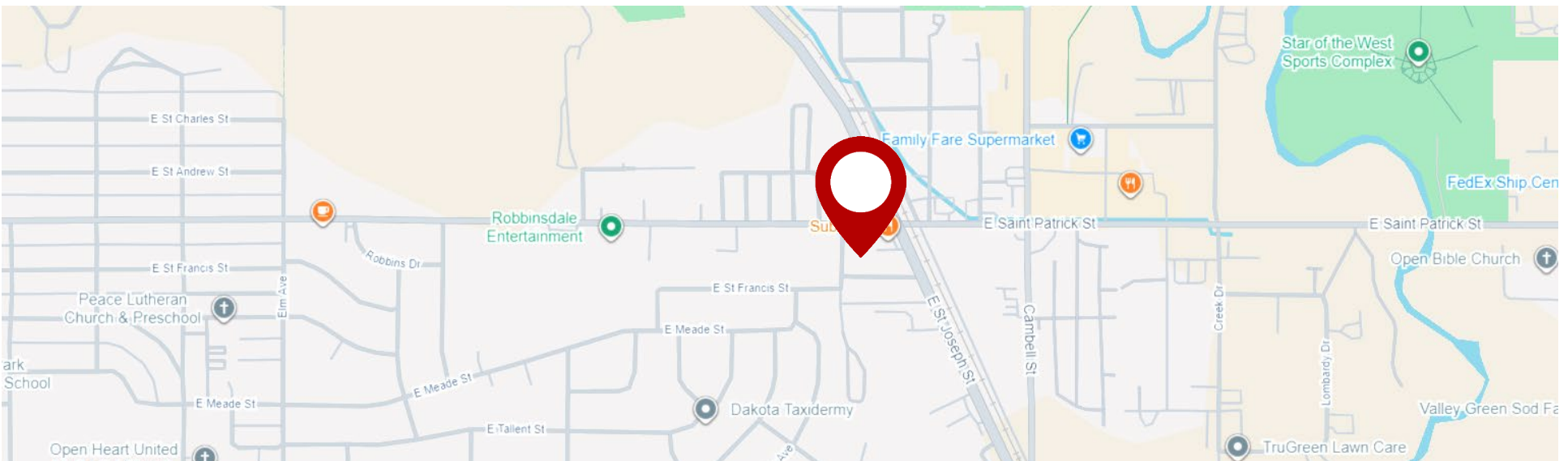
The building includes more than 2,500 SF of warehouse space served by a 10' x 12' overhead door, seven offices, a conference room, storage areas, men's and women's restrooms, and large gathering rooms on both the main and second levels. Two additional lots are included, creating flexibility for expansion, storage, or additional parking.

INVESTMENT HIGHLIGHTS

- ▶ 11,600 SF office/warehouse flex building
- ▶ 0.80 acres across three included parcels
- ▶ 2,584 SF warehouse with 10' x 12' overhead door
- ▶ 7 offices plus conference room and storage
- ▶ Large gathering rooms on main and second levels
- ▶ 20+ parking spaces on-site
- ▶ Two additional lots for expansion, storage, or added parking
- ▶ Central Rapid City location near E St Patrick St and E St Joseph St
- ▶ Video Link: <https://youtu.be/EnpGBOPVYtQ>

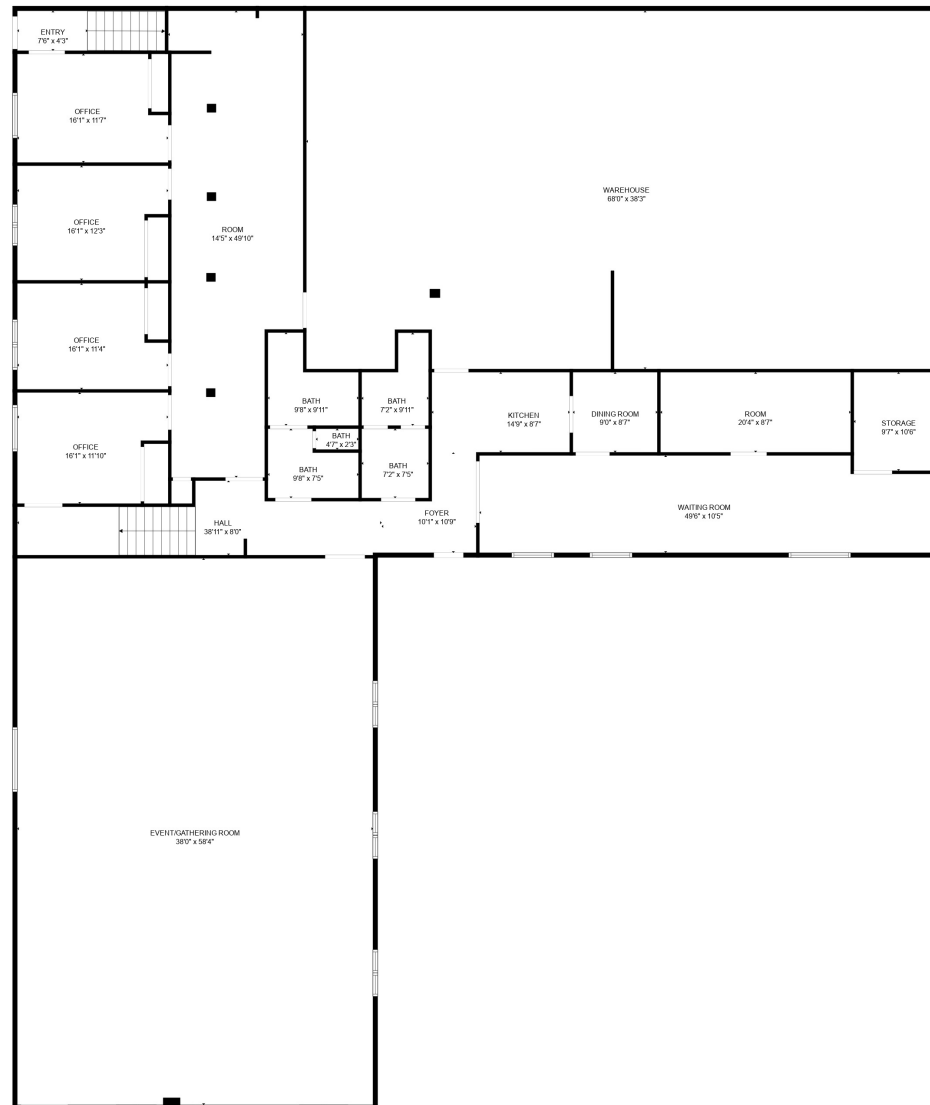
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LOCATION OVERVIEW



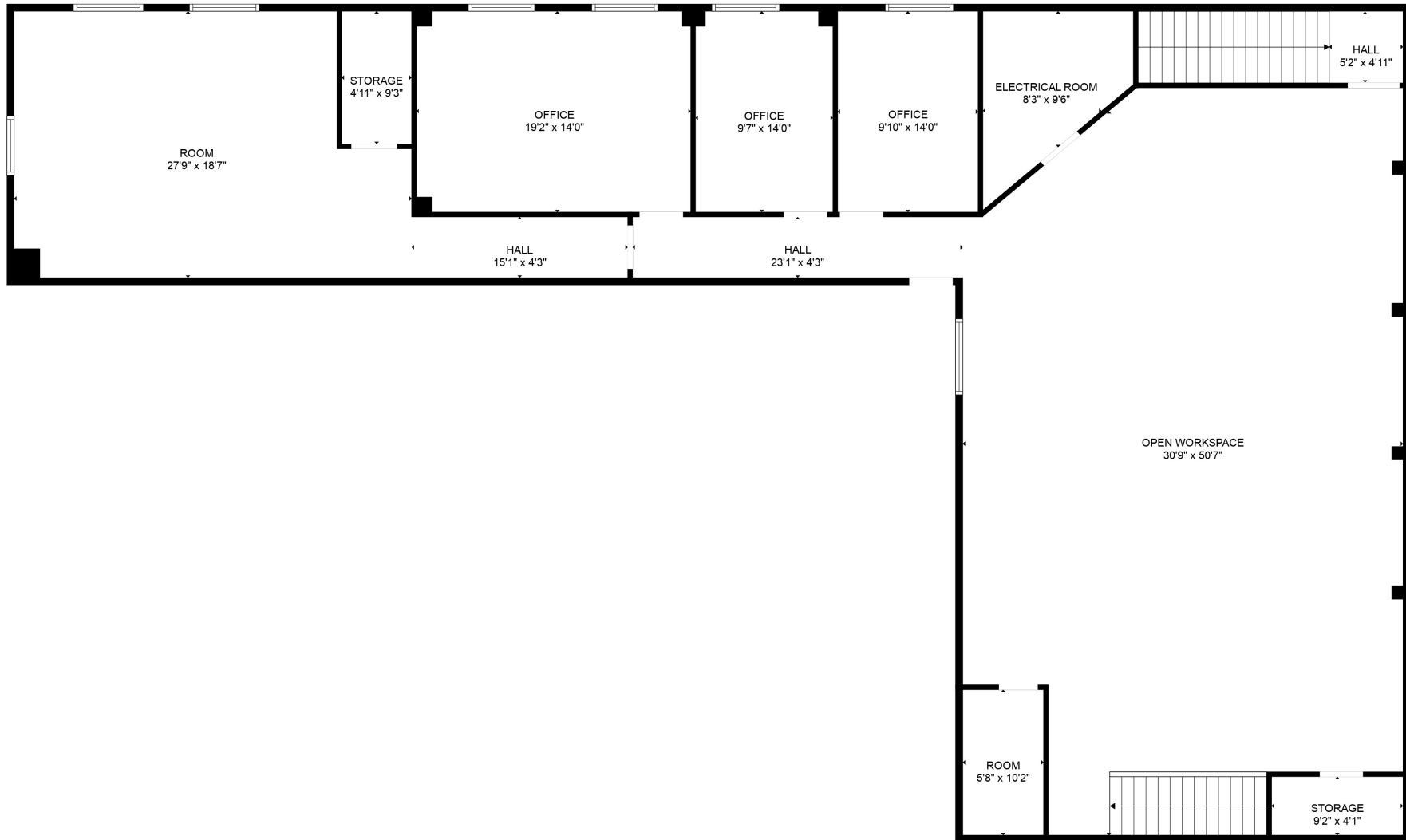
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MAIN LEVEL FLOOR PLAN



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UPPER LEVEL FLOOR PLAN



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WAREHOUSE PHOTOS



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PHOTOS



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UPPER LEVEL 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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit
- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness
- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business
- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America
- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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