



# INVESTMENT PROPERTY AT CREEKSIDE OFFICE PARK

2620 JACKSON BLVD, UNIT B  
RAPID CITY, SD 57702

**FOR SALE \$1,495,000**



**MULTI-LEVEL INVESTMENT BUILDING | HIGHLY DESIRABLE LOCATION**

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

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**RE/MAX**  
RESULTS



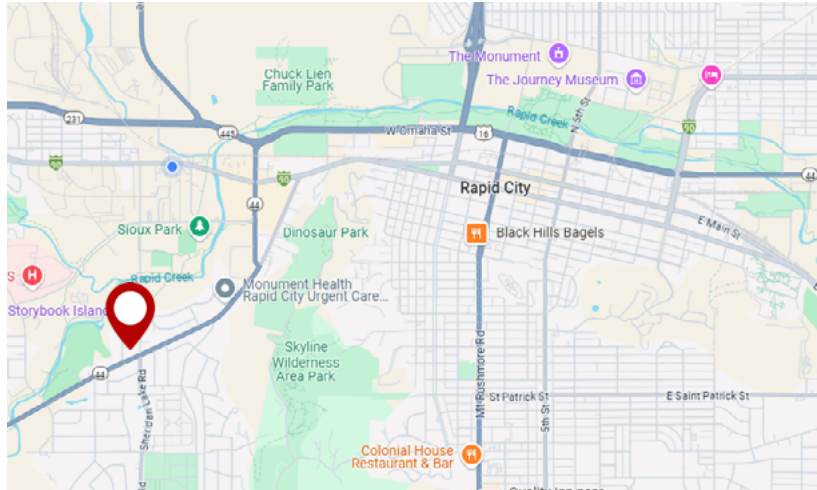


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**PROPERTY SUMMARY**

**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) has 3 occupied suites, and tenants share a common area at the main entrance.
- ▶ Garden level (4,479sf) has 2 suites, with one suite 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
- ▶ The owner may be open to seller financing for qualified buyers



**PROPERTY DETAILS**

Building Size:	11,843 SF
Lot Size:	0.8 AC
Year Built:	1985
Tax ID:	56593
Taxes (2024):	\$18,817.30
Zoning:	Office Commercial
Water/Sewer:	City
Electric:	BHP
Gas Provider:	MDU
<b>Sale Price:</b>	<b>\$1,495,000</b>





**BUILDING PHOTOS**









**MAIN LEVEL SUITES**

**SUITE B**

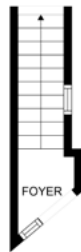
Tenant:	Dentist Office
Suite Size:	2,995 SF
Lease Term:	Expires 2029

**SUITE C2**

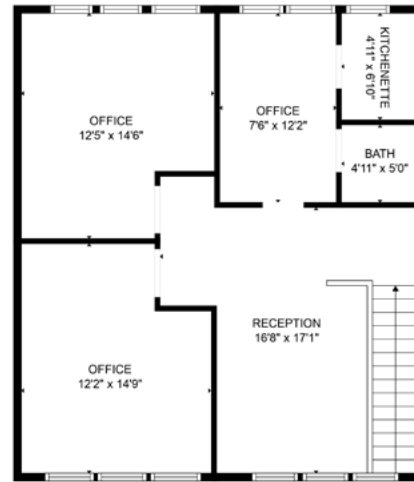
Tenant:	Engineering
Suite Size:	808 SF
Lease Term:	Expires 2028

**SUITE C**

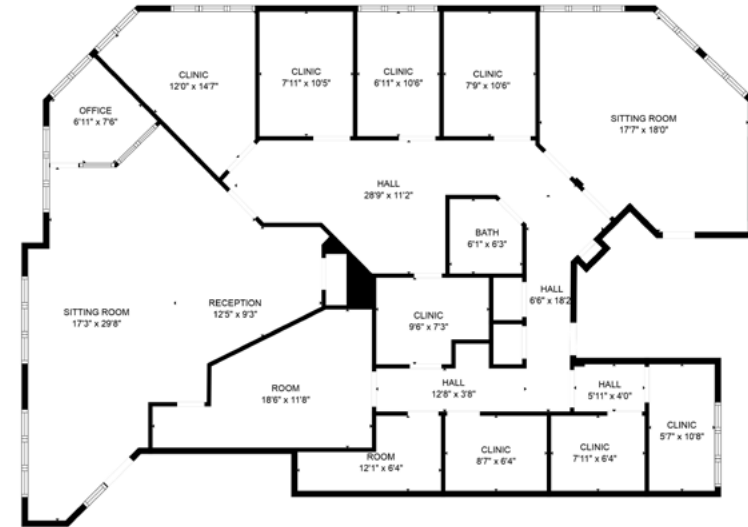
Tenant:	Therapy
Suite Size:	2,214 SF
Lease Term:	Expires 2030



FLOOR 1



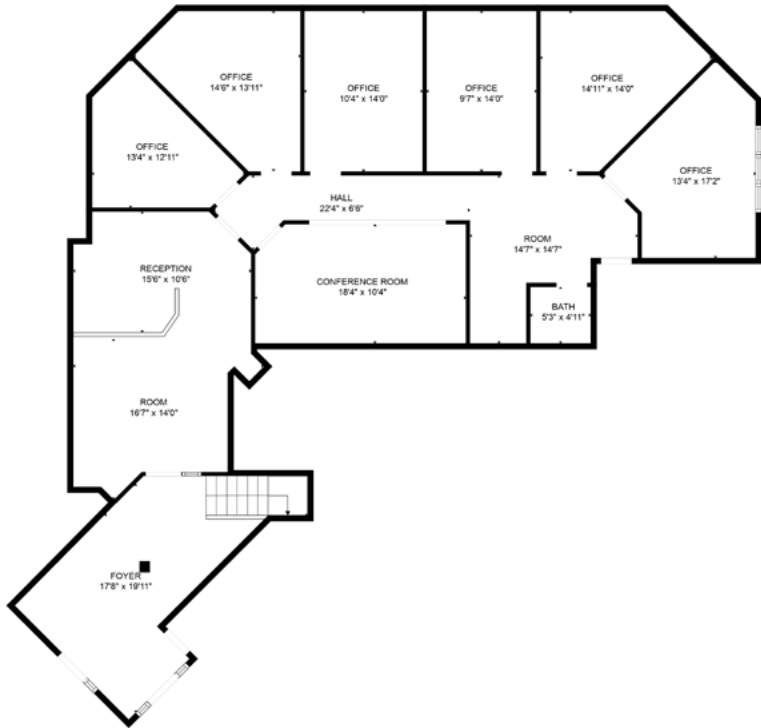
FLOOR 2



**GARDEN LEVEL SUITES**

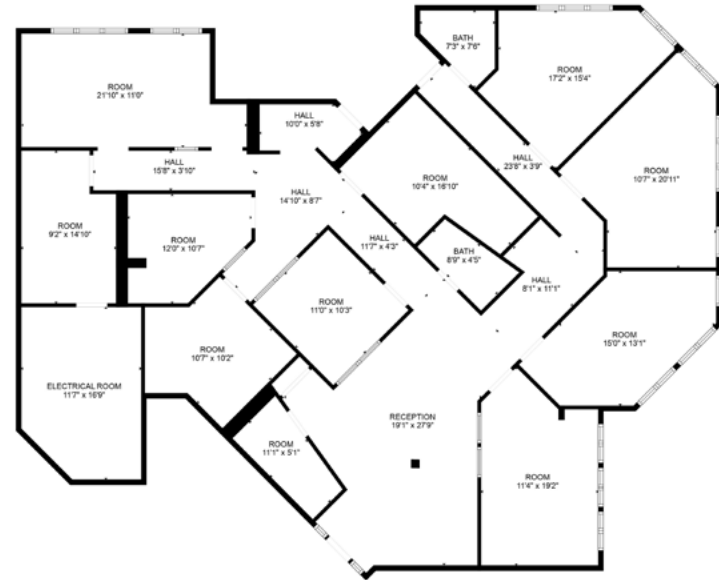
**SUITE E**

Tenant:	Nonprofit
Suite Size:	1,845 SF
Lease Term:	Expires 2026



**SUITE F**

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





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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.

### **KW RAPID CITY COMMERCIAL**

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Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional areas before making any decisions.



**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	
<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 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
- #1** US Census–Fastest-Growing City in Midwest
- #4** Realtor.com–Emerging Housing Markets
- #10** CNN Travel–Best American Towns to Visit
- #17** Milken Institute–Best-Performing Small City
- #33** WalletHub–Happiest Cities in America

**SOUTH DAKOTA**

- #1** Business Tax Climate Index
- #1** Most Stable Housing Markets
- #2** Fastest Job Growth
- #2** States with Best Infrastructure
- #3** Best States for Business Costs
- #3** Long-Term State Fiscal Stability
- #3** Business Friendliness
- #4** Forbes Best States for Starting a Business
- #5** Best States to Move To