

DOWNTOWN ST JOSEPH ST COMMERCIAL BUILDINGS

714/716 & 720 ST JOSEPH STREET
RAPID CITY, SD 57701

FOR SALE \$1,399,000 & \$650,000



ADJOINING BUILDINGS | DOWNTOWN RAPID
CITY | AVAILABLE SEPARATELY OR TOGETHER

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

SITE & BUILDING INFORMATION

	714/716	720
Building Size	16,100 SF	5,250 SF
Land Size	0.24 acres	0.08 acres
Zoning	Central Business District	
Levels	Basement, 1st, 2nd, & Mezzanine	Basement, 1st, 2nd
Year Built	1968	1930
Traffic	9,301 VPD (2025 MPO)	
Parking	Metered on-street parking, 12 city parking permits available	
Configuration	Showroom, office, & warehouse/storage	Office, showroom, & service space
Rear Access	Loading dock, freight elevator & alley	Alley access

TRANSACTION DETAILS

	714/716	720
Asking Price	\$1,399,000	\$650,000
Tax ID	75047	37408
Taxes (2025)	\$14,146	\$5,907

UTILITIES

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

PROPERTY OVERVIEW

A distinctive downtown Rapid City property offering more than 21,000 SF across four full city lots. The adjoining buildings combine prominent St Joseph St presence, proximity to surrounding businesses and amenities, and the option to purchase separately or together as a 21,350 SF contiguous property.

The 16,100 SF 714/716 building is organized across distinct functional areas, including a large street-facing showroom, office, warehouse/storage and support space. High ceilings create an open front-of-house suited for retail, entertainment, showroom or other customer-focused concepts. A wood spiral staircase adds a distinctive focal point, while the upper-level office area brings mid-century character.

Restrooms are located throughout the building. Rear alley access, a loading dock and an operational freight elevator support back-of-house functionality.

Adjoining 720 St Joseph adds 5,250 SF with ground-floor office/showroom and service space, a finished basement and four private offices upstairs. The buildings are currently connected but can function independently, supporting a single large user, separate tenant areas or future repositioning.



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.

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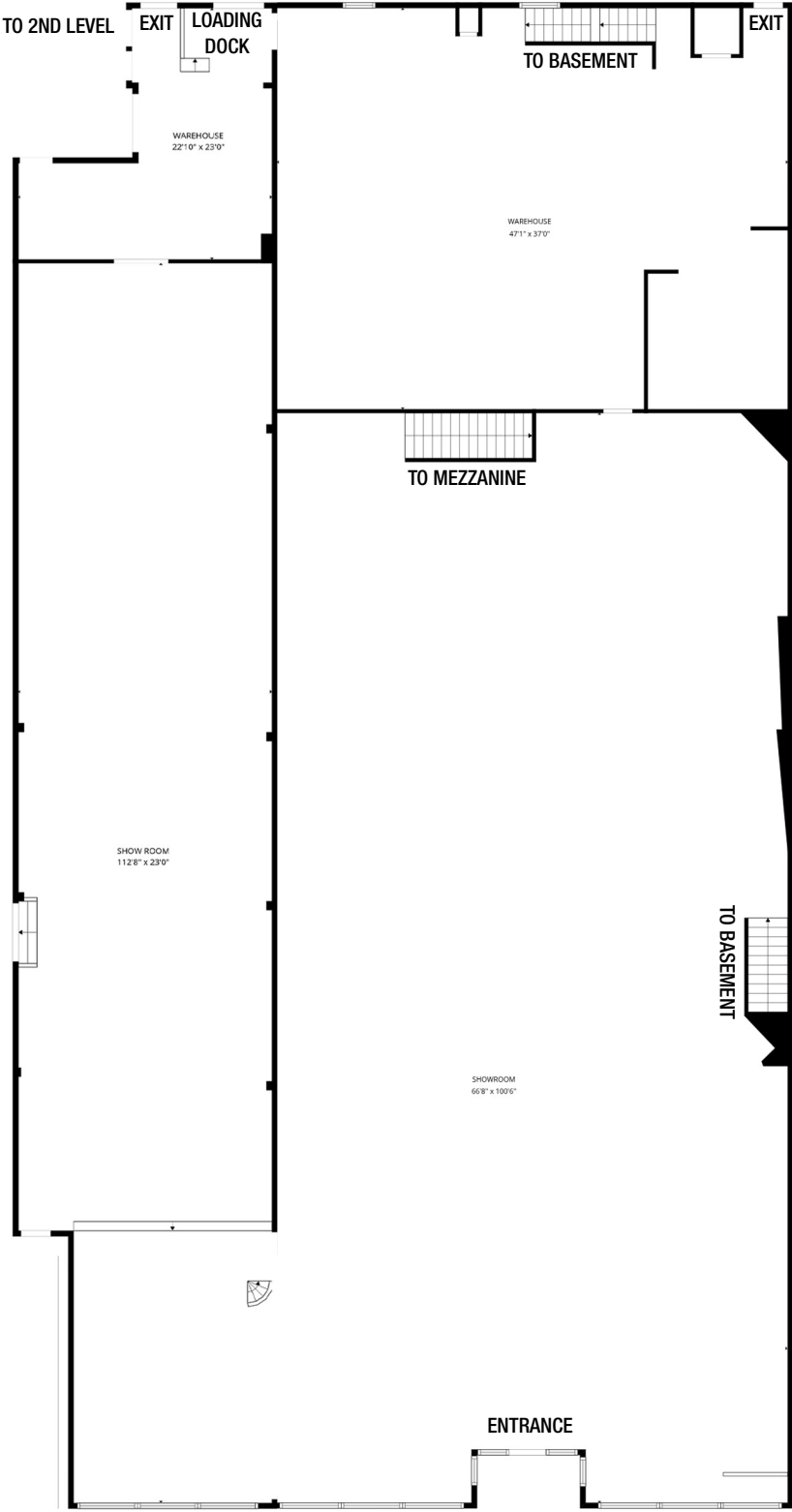
LOCATION OVERVIEW



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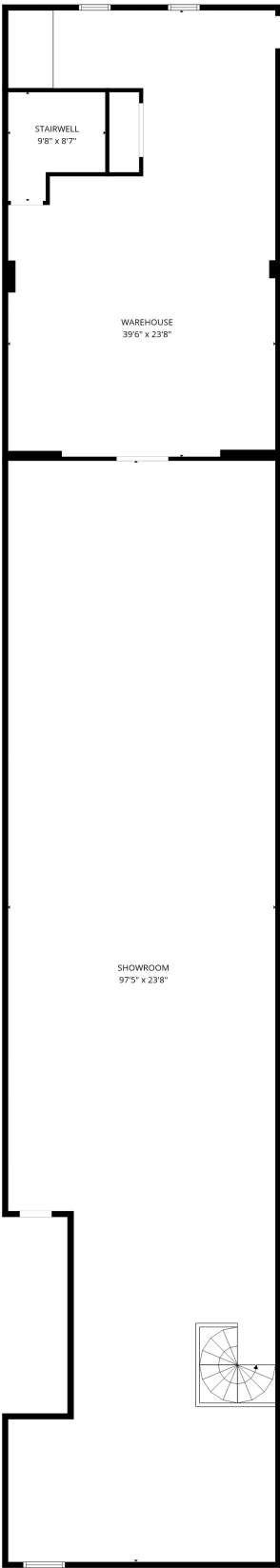
1ST LEVEL FLOOR PLAN



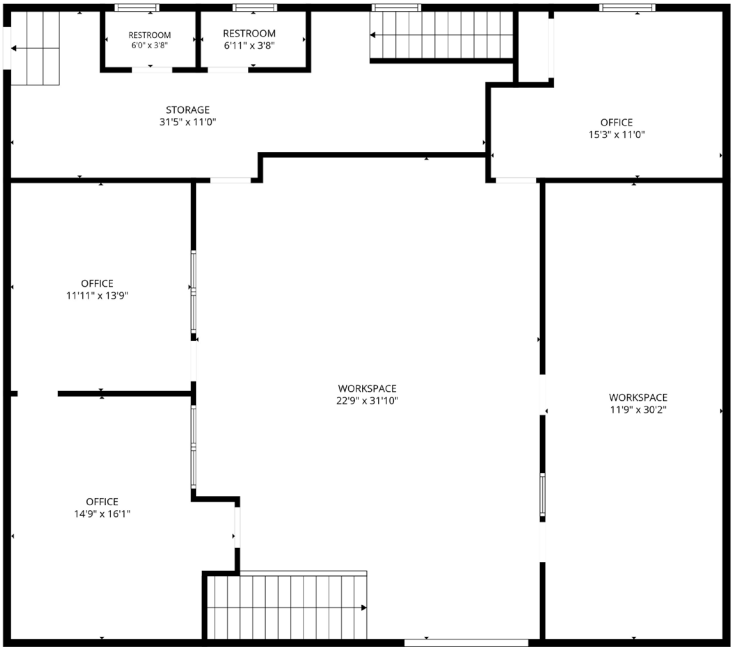
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2ND LEVEL FLOOR PLAN

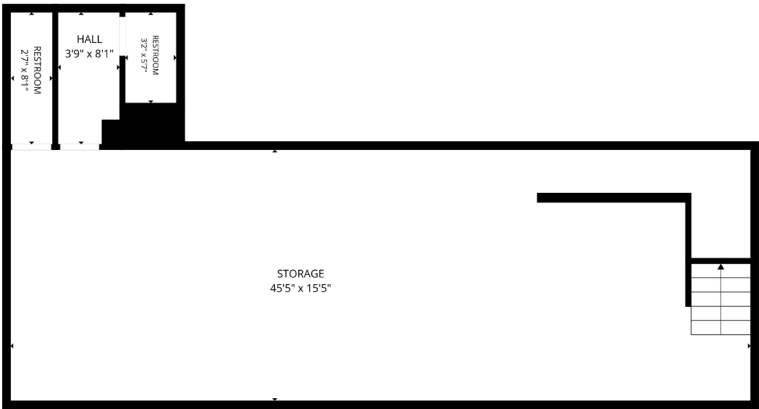
2ND LEVEL



MEZZANINE



BASEMENT



714 ST JOSEPH STREET
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SHOWROOM PHOTOS



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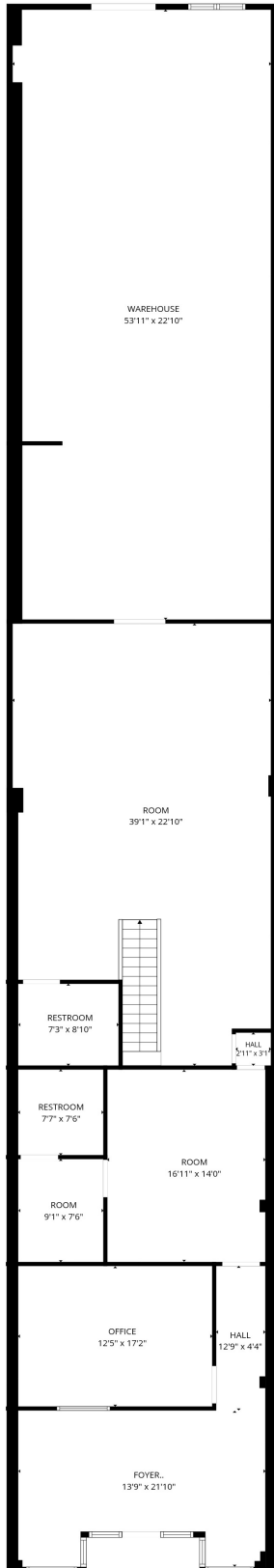
PHOTOS



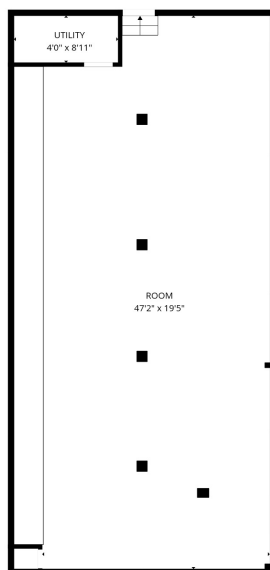
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FLOOR PLAN

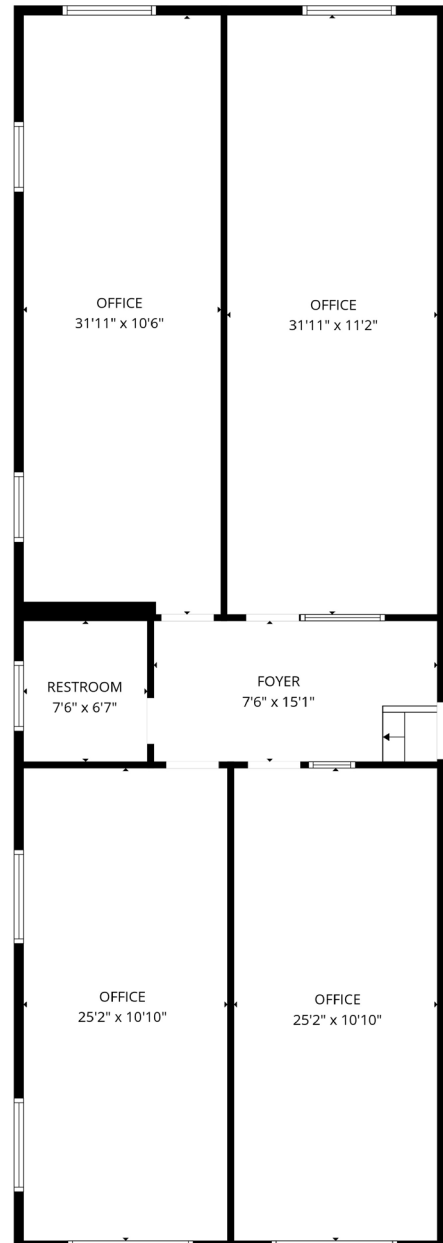
1ST LEVEL



BASEMENT



2ND LEVEL



720 ST JOSEPH STREET
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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
- #4** Realtor.com—Emerging Housing Markets
- #17** Milken Institute—Best-Performing Small City

- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** Fastest Job Growth
- #3** Best States for Business Costs
- #3** Business Friendliness
- #5** Best States to Move To

- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Long-Term State Fiscal Stability
- #4** Forbes Best States for Starting a Business

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