

GREAT SHOP FOR SALE

22497 ELK VALE RD | RAPID CITY SD 57701

PROPERTY SUMMARY

LIST PRICE: \$795,000

PRICE PER SQ. FT.: 2.81

AVAILABLE SF: 11466

LOT SIZE: 6.49

PARKING: 31+

YEAR BUILT: 2011

All steel building with several office spaces, reception area, kitchen, break room and 2 restrooms (one with a shower) on a 6.49-acre parcel. R25 and R30 insulation in the walls and ceiling. Clear span roof truss with seven 14' high x 12' wide overhead doors. Two sets allow drive-through from the front to the rear. Main shop area is 9,001sf and has two separate zones for MDU gas heat ceiling system. The mezzanine has two access points and is divided between an additional warehouse and office space. Features a 2k ft deep well. Meade County has a 5-year tax abatement available.



RANDY OLIVIER, CCIM

Broker

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RE/MAX ADVANTAGE

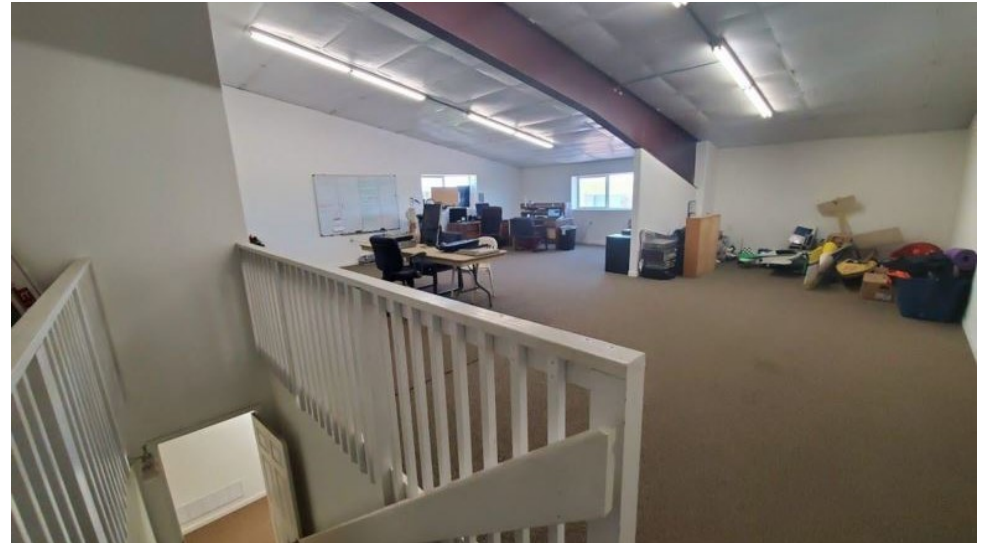
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