

# MDR LOT FOR SALE

LOT 2 BLK 8 MARLIN DR | RAPID CITY SD 57703

## PROPERTY SUMMARY

**LIST PRICE:** \$641,000

**PRICE PER SQ. FT.:** \$1.75

**AVAILABLE SF:** 366339.60

**LOT SIZE:** 8.41

Flat 8.41-acre Medium Density Residential Lot (MDR) with Marlin Drive frontage! Easy access to Elk Vale Road, Highway 44 and Highway 79 in Southeast Rapid City. Priced at \$1.75 per square foot, this lot is priced very, very competitive! Located just North of the market rate Gateway Apartments, this is your opportunity to build a similar asset or consider a mix of different sized buildings. City water, city sewer, MDU Gas and Black Hills Energy (electricity) all at the lot line for your convenience! A paved road along your frontage allows you to jump right into development!



### **RANDY OLIVIER, CCIM**

Broker

(605) 430-6246 (Mobile) | (605) 343-7653 (Office)  
randyolivier@remax.net | <https://www.olivierrealestate.com/>

### **RE/MAX ADVANTAGE**

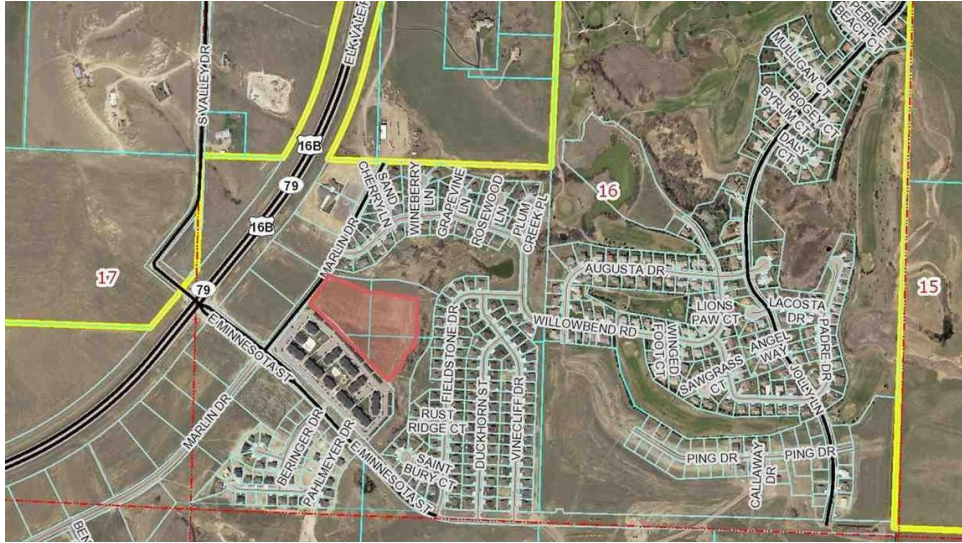
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