

# FOR SALE

3121 W CHICAGO | RAPID CITY SD 57701

## PROPERTY SUMMARY

**LIST PRICE:** \$490,000

**PRICE PER SQ. FT.:**

**AVAILABLE SF:** 3900

**LOT SIZE:** 0.74

**PARKING:** 11-20 on/off street

**YEAR BUILT:** 1976

**BUILDING CLASS:** B

**ZONING:** General Commercial

**SPACE USE:** Office/ Retail/ Warehouse

**MARKET:** Northwest Rapid City

**CROSS STREETS:** Highway 231 and 32nd Street

This 3,900sf office/warehouse building is available for a new owner! Located just off of West Chicago! The reception area and a couple of offices greet you as you enter from 32nd Street. A hallway leads to a large board/conference room. A bathroom and large storage area with kitchenette finish the main level. The lower level is the warehouse, which can be accessed from multiple points (inside or out) and features a large overhead door and multiple passage doors. The lot to the East is also included in the purchase offering and can be accessed from Vale Street.



### RANDY OLIVIER, CCIM

Broker

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### RE/MAX ADVANTAGE

1331 W. Omaha St. Suite 200, Rapid City, SD 57701

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