

27592 HIGHWAY 79

27592 HWY 79, HOT SPRINGS, SD 57747



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	48,900 SF
Lot Size:	5.46 Acres
Price / SF:	\$28.63
Year Built:	2005
Renovated:	2012
Zoning:	General Commercial

PROPERTY OVERVIEW

Existing large square footage warehouse space available for sale along the 4-lane (Interstate quality) Highway 79 corridor. Just 45minutes South of Rapid City, this property would be ideal for multiple warehouse uses. The 48,900 square foot facility is situated on 5.46acres which would allow for future expansion. The original metal building was built in 2005 with an additional expansion in 2012. Wall heights are 16' and 18' and there are five multiple-sized overhead doors ranging from 12' wide x 12' high to 28' wide x 18' high. The site formerly housed a modular home construction process and there is still an overhead 75 linear foot crane way in the expansion area that could be used for multiple overhead projects. South Dakota is the state with no corporate income tax, no personal income tax, no business inventory tax, and no personal property tax. Located along the corridor that takes you to and from Denver, Colorado.

There is an ADA compliant restroom for the public in the front and then a second restroom to the rear for employees. A septic system is in place with a leach field. Overhead Door Sizes: 12'Wx12'H, 14'Wx14'H, 18'Wx12'H, 18'Wx12'H, 28'Wx18'H. The property owner has been making improvements since purchasing the building. Some of the improvements include new electrical in parts of the warehouse, phase 3power was brought in on a separate meter from the single-phase, and water was brought in from the Fall River Water District. Listed by Randy Olivier, CCIM at Remax Advantage, 605-430-6246.

RANDY OLIVIER, CCIM

Commercial Broker

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SD #15377



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Each office independently owned and operated

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

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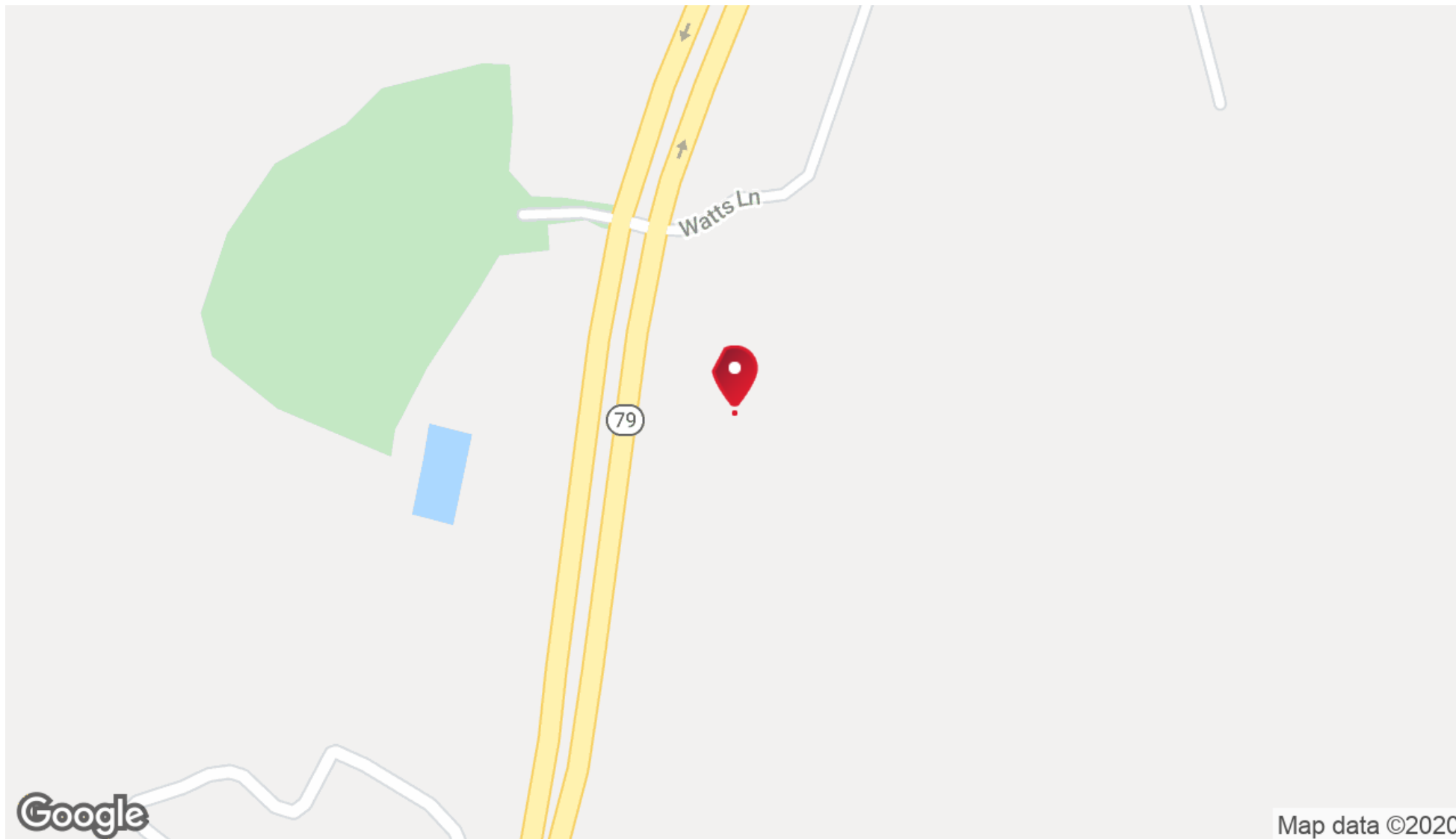
FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAPS

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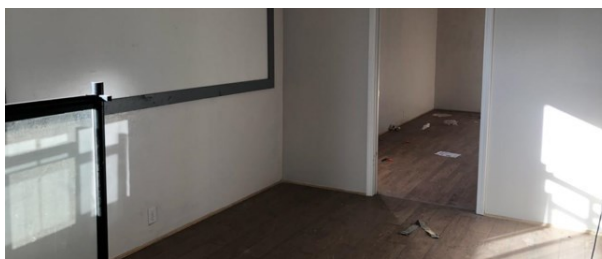
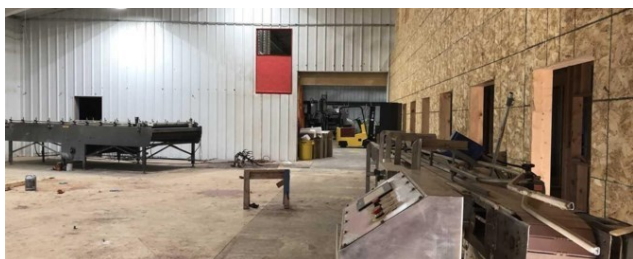
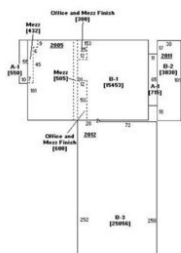
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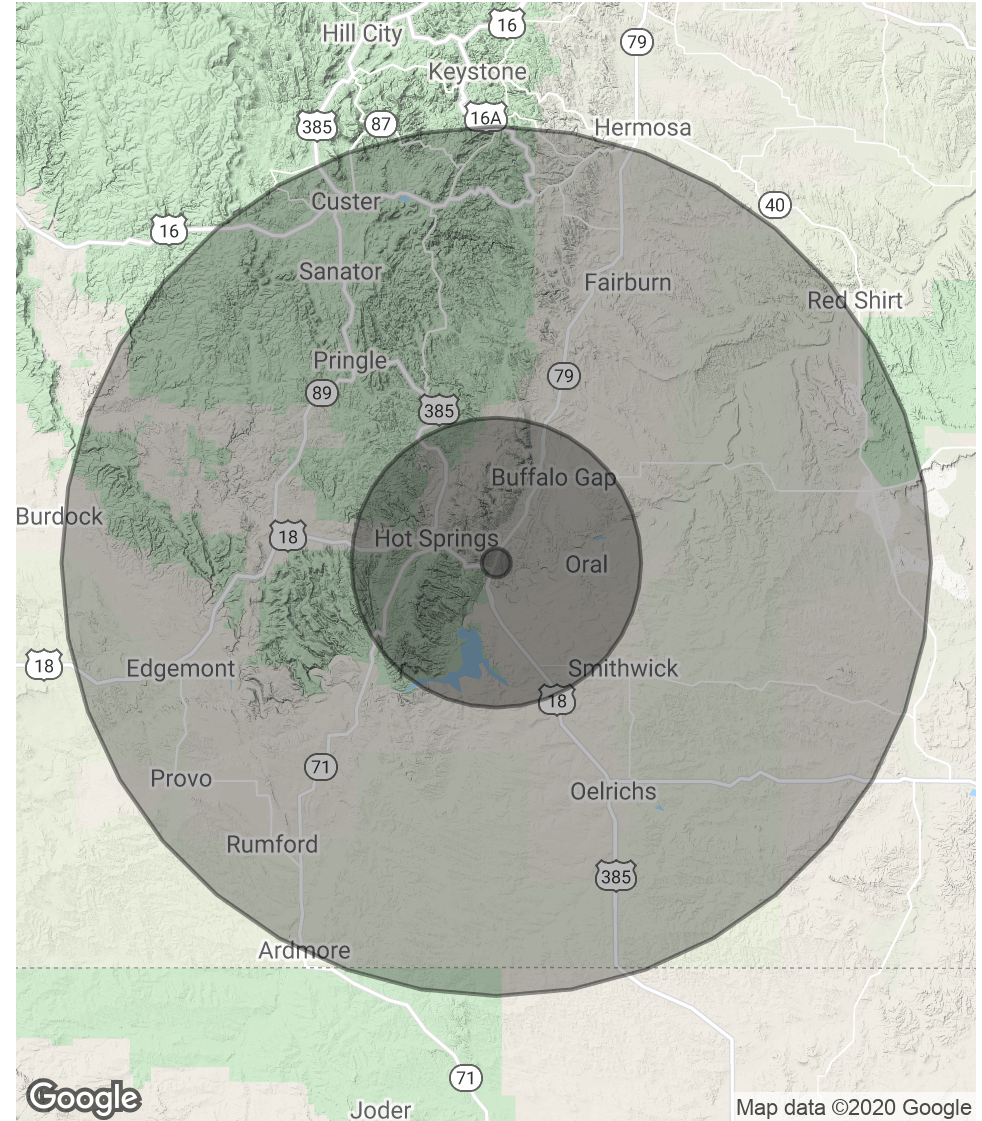
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	118	5,621	14,825
Average age	50.0	49.9	49.2
Average age (Male)	49.1	49.1	48.1
Average age (Female)	52.1	51.8	50.6

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	48	2,350	6,375
# of persons per HH	2.5	2.4	2.3
Average HH income	\$46,085	\$45,683	\$49,244
Average house value	\$137,475	\$138,605	\$148,196

* Demographic data derived from 2010 US Census



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