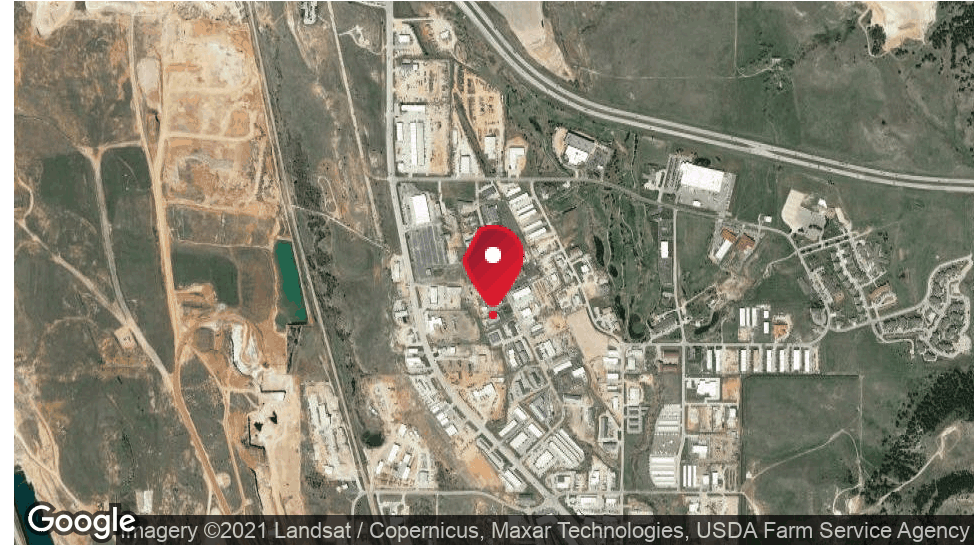


1805 SAMCO RD

1805 SAMCO RD, RAPID CITY, SD 57702



OFFERING SUMMARY

Sale Price:	\$829,000
Building Size:	6,200 SF
Lot Size:	1.31 Acres
Price / SF:	\$133.71
Year Built:	2004
Zoning:	General Commercial

PROPERTY OVERVIEW

Currently fully lease! Great light industrial (Office/Warehouse) building fully leased on 1.31 acres just off of Deadwood Avenue on the West side of Rapid City! There are eleven new, professional office spaces with reception/conference/kitchenette/restrooms at the front of the building. The warehouse space to the rear is currently 2400sf. This space could be expanded by taking out old office space in the rear of the building or you could lease/use that space for offices as well. The warehouse features two overhead doors and a yard with chain link around it(warehouse/rear fenced yard currently leased through September 2020). Listed by Randy Olivier, RE/MAX Advantage, 605-430-6246

PROPERTY HIGHLIGHTS

- -11 Office spaces in the front
- -Additional offices in the back
- -Warehouse space
- -Ease access to I-90

RANDY OLIVIER, CCIM

Commercial Broker

O: 605.343.7653 | C:

605.430.6246

randyolivier@remax.net



RE/MAX ADVANTAGE

Each office independently owned and operated

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

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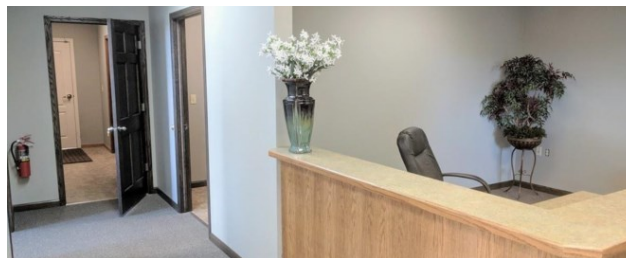
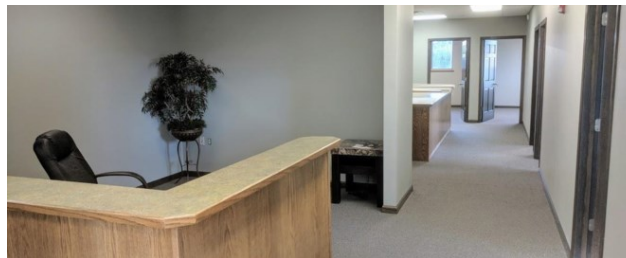
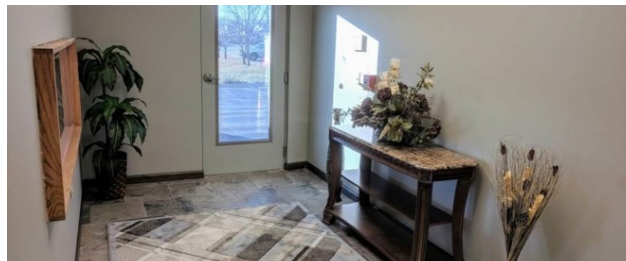
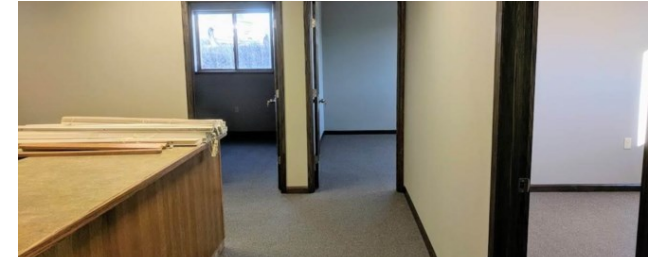
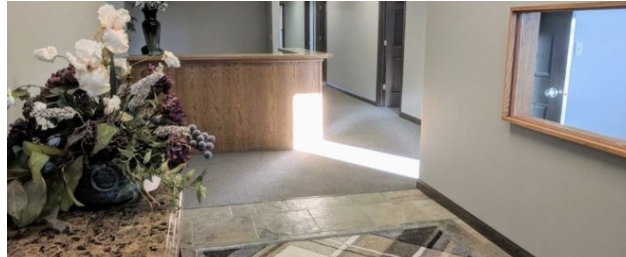
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FOR SALE OFFICE BUILDING

ADDITIONAL PHOTOS

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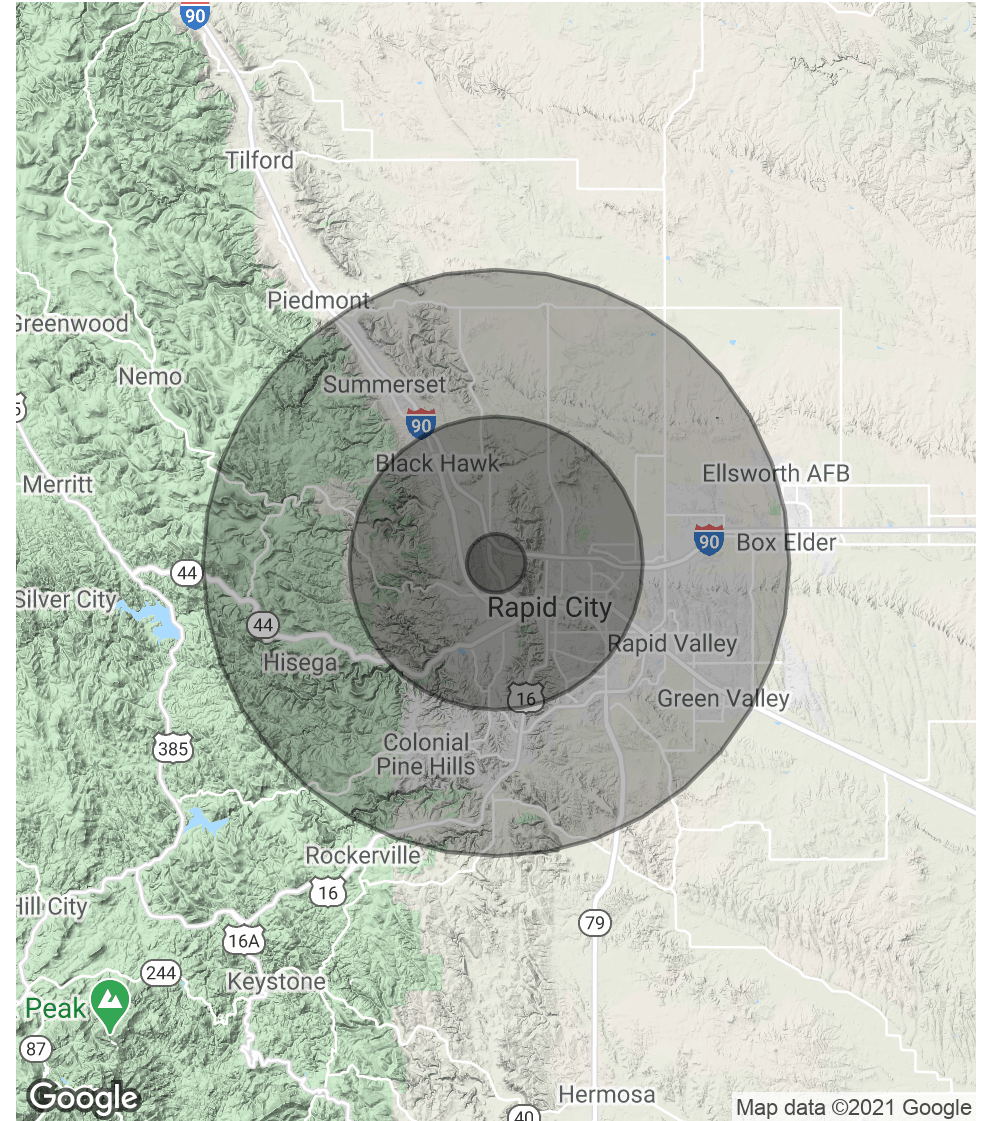
1805 SAMCO RD

1805 SAMCO RD, RAPID CITY, SD 57702

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	749	60,001	110,151
Average age	35.2	36.4	36.3
Average age (Male)	32.2	34.5	34.9
Average age (Female)	38.4	38.2	37.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	307	25,581	45,589
# of persons per HH	2.4	2.3	2.4
Average HH income	\$50,432	\$54,773	\$62,776
Average house value	\$115,341	\$185,405	\$196,611

* Demographic data derived from 2010 US Census



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