

2616 MARLIN DRIVE

2616 MARLIN DRIVE, RAPID CITY, SD 57703



OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	2.85 Acres
Price / Acre:	\$157,895
Zoning:	General Commercial
Market:	South east rapid city

PROPERTY OVERVIEW

General Commercial lot for sale along Elk Vale! Flat and grade ready with Marlin Drive frontage in place. Great launch point to Elk Vale, Highway 44, and Highway 79! City water, city sewer, MDU gas, and Black Hills Energy electric services ALL to the lot line for your convenience. The area to the West and along Marlin Drive has seen good, clean construction of a couple of buildings that are now leased out to multiple tenants. This office commercial lot is perfect if you need good visibility and great access via a paved road.

PROPERTY HIGHLIGHTS

- High visibility
- Level lot
- Great frontage space



RE/MAX ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

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

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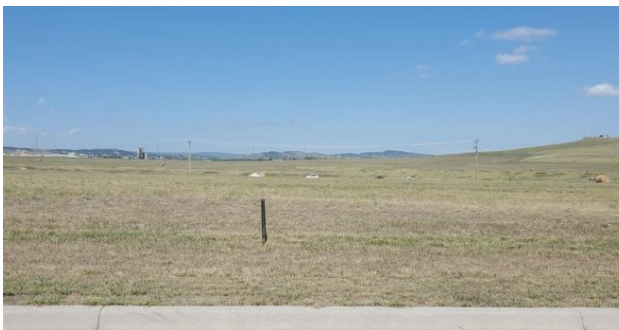
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FOR SALE | LAND

ADDITIONAL PHOTOS

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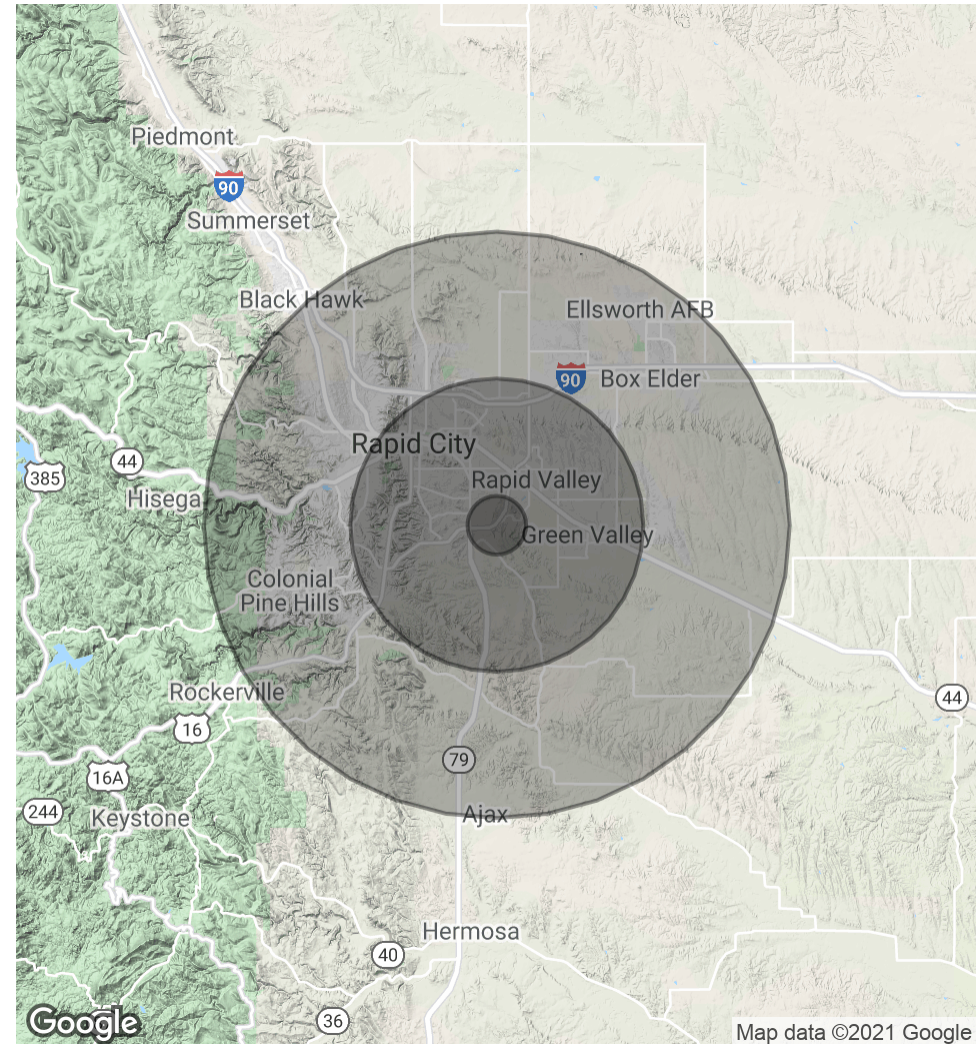
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	521	55,558	108,192
Average age	37.9	32.8	34.7
Average age (Male)	36.7	31.3	33.4
Average age (Female)	41.3	35.0	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	224	22,600	44,176
# of persons per HH	2.3	2.5	2.4
Average HH income	\$60,636	\$50,280	\$57,705
Average house value		\$144,793	\$175,328

* Demographic data derived from 2010 US Census



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