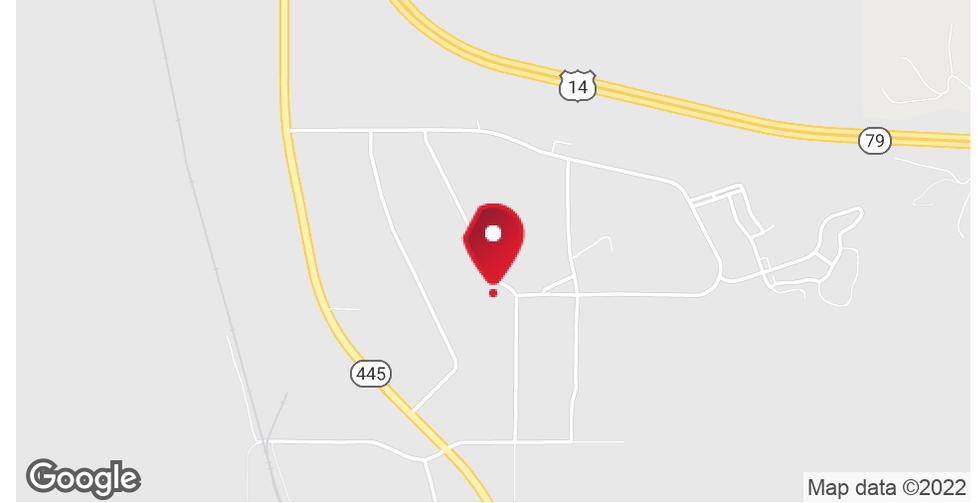


1777 RAND RD

1777 RAND RD, RAPID CITY, SD 57702



OFFERING SUMMARY

Sale Price:	\$900,000
Building Size:	2,700 SF
Lot Size:	2.08 Acres
Price / SF:	\$333.33
Year Built:	2018
Zoning:	Light Industrial

PROPERTY OVERVIEW

This 2018 metal-framed building features a clear span roof system, is fully insulated in the walls and ceiling, and has 8 thick concrete floors in the shop space. The owners added a shop space conference room and a restroom as well as a nicely laid out upper-level L-shape mezzanine. The 18' walls feature a 14x12 and 14x14 overhead door, one along the West wall and one along the South wall, both with passage doors adjacent. Commercial gutters and downs adorn the outside metal walls. The front entrance features a large showroom area and then a couple of nice office spaces, a conference room, and a restroom. The building sits on a 1.04-acre lot with a landscaped front and then a fenced rear yard. Also included is an adjacent, fenced 1.04-acre lot which could be used for an additional building or more yard space. 3-phase power is pretty close and could be brought in.

PROPERTY HIGHLIGHTS

- - Room for more buildings, room for extra yard space
- - Fully insulated walls
- -Office and showroom space



RE/MAX ADVANTAGE

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Commercial Broker

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randyolivier@remax.net

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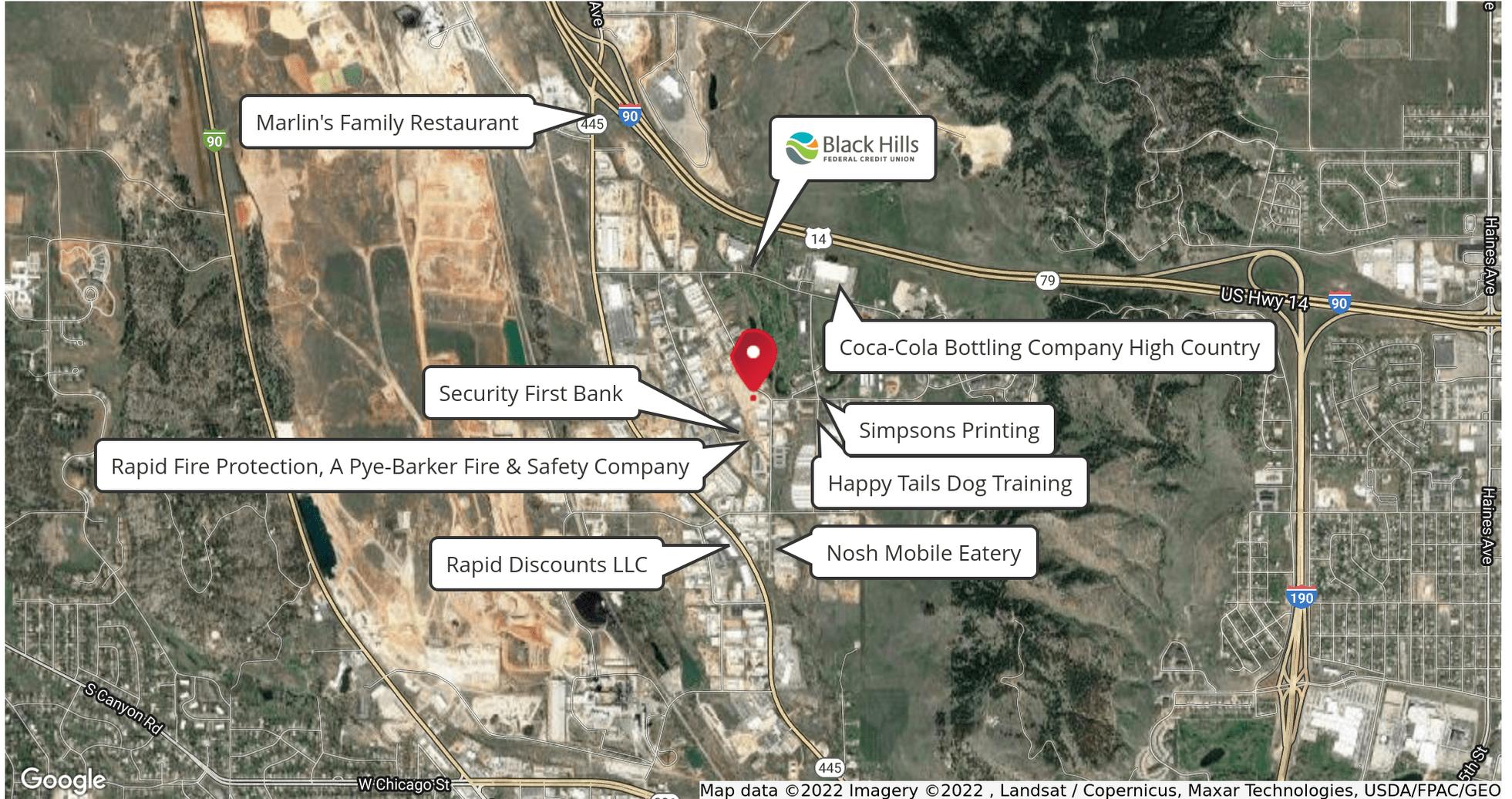
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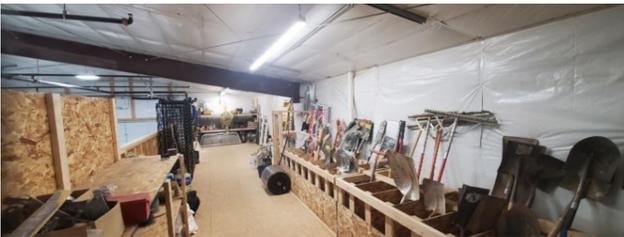
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FOR SALE | INDUSTRIAL PROPERTY

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ADDITIONAL PHOTOS



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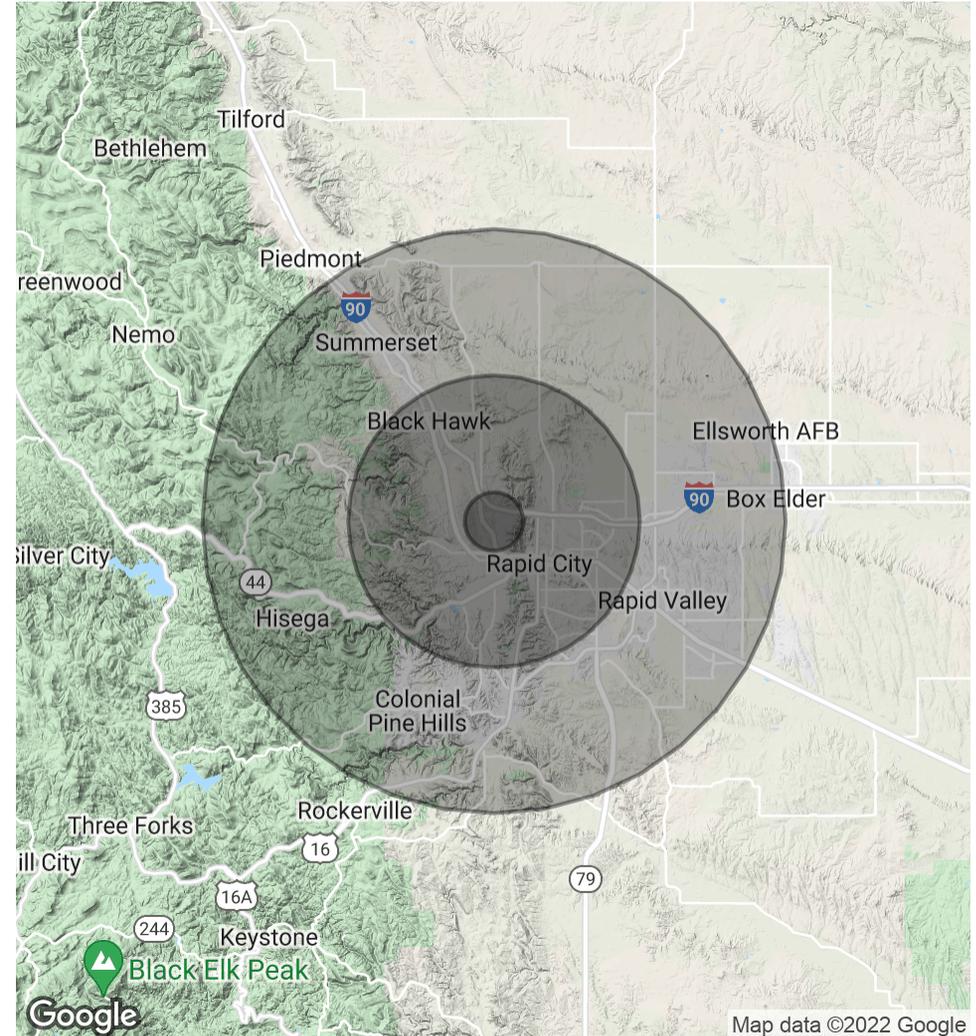
1777 RAND RD

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	873	64,585	110,613
Average Age	33.6	36.1	36.2
Average Age (Male)	30.7	34.3	34.8
Average Age (Female)	36.9	37.9	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	359	27,466	45,702
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$47,659	\$54,070	\$62,700
Average House Value	\$117,862	\$182,110	\$195,911

* Demographic data derived from 2010 US Census



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