

OFFICE FOR SALE/LEASE

111 New York Street, Rapid City, SD 57701



Sale Price:

\$2,000,000

Lease Rate:

\$6.00/SF/YR + NNN

Highlights

- Office building currently occupied by two long term tenants. 8,697 SF available for lease. 10,903 SF of leases to be assigned to new owner.
- Excellent central Rapid City location just off of East Blvd North. Very close to Downtown Rapid City and only a short walk from Memorial Park.
- Lots of shared employee parking available.
- Numerous private offices and large conference rooms and owner is willing to build out as desired.
- Large, open floor area leaves plenty of options for cubicle space or can be built out as needed.

Property Details

Building Size:	19,600 SF
Available SF:	8,697 SF for lease
Lease Rate:	\$6.00/SF/YR + NNN (\$4,348.50/month) Tenant is responsible for utilities.
Acres:	2.01
Zoning:	General Commercial
Year Built:	1979
Legal Description:	LOT C OF LOT RU-306 & LOT 1 OF LOT B OF RU-306
Water/Sewer:	Rapid City
Tax ID:	37590 & 37594
Taxes (2018):	\$26,918.04
Special Assessment (2018):	\$656.67 (Storm Water)



Exclusively listed by:

Chris Long, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

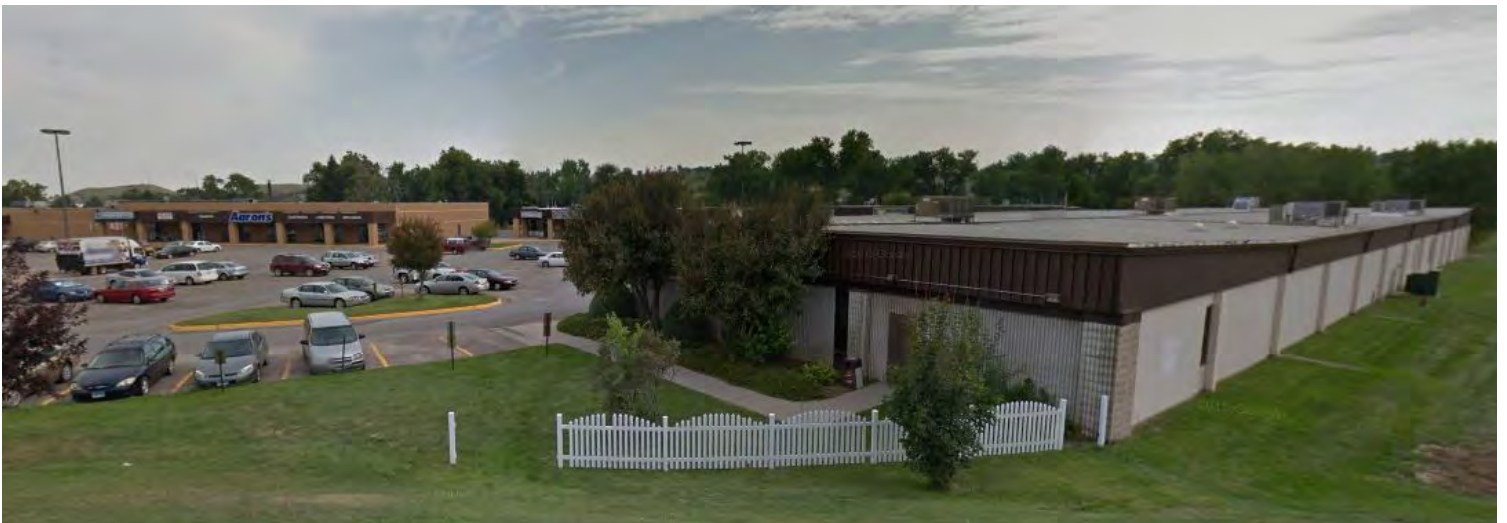
FLOOR PLAN

111 New York Street, Rapid City, SD 57701

19,600 SF BUILDING FOR SALE



*Not to scale



Your Property...Our PrioritySM

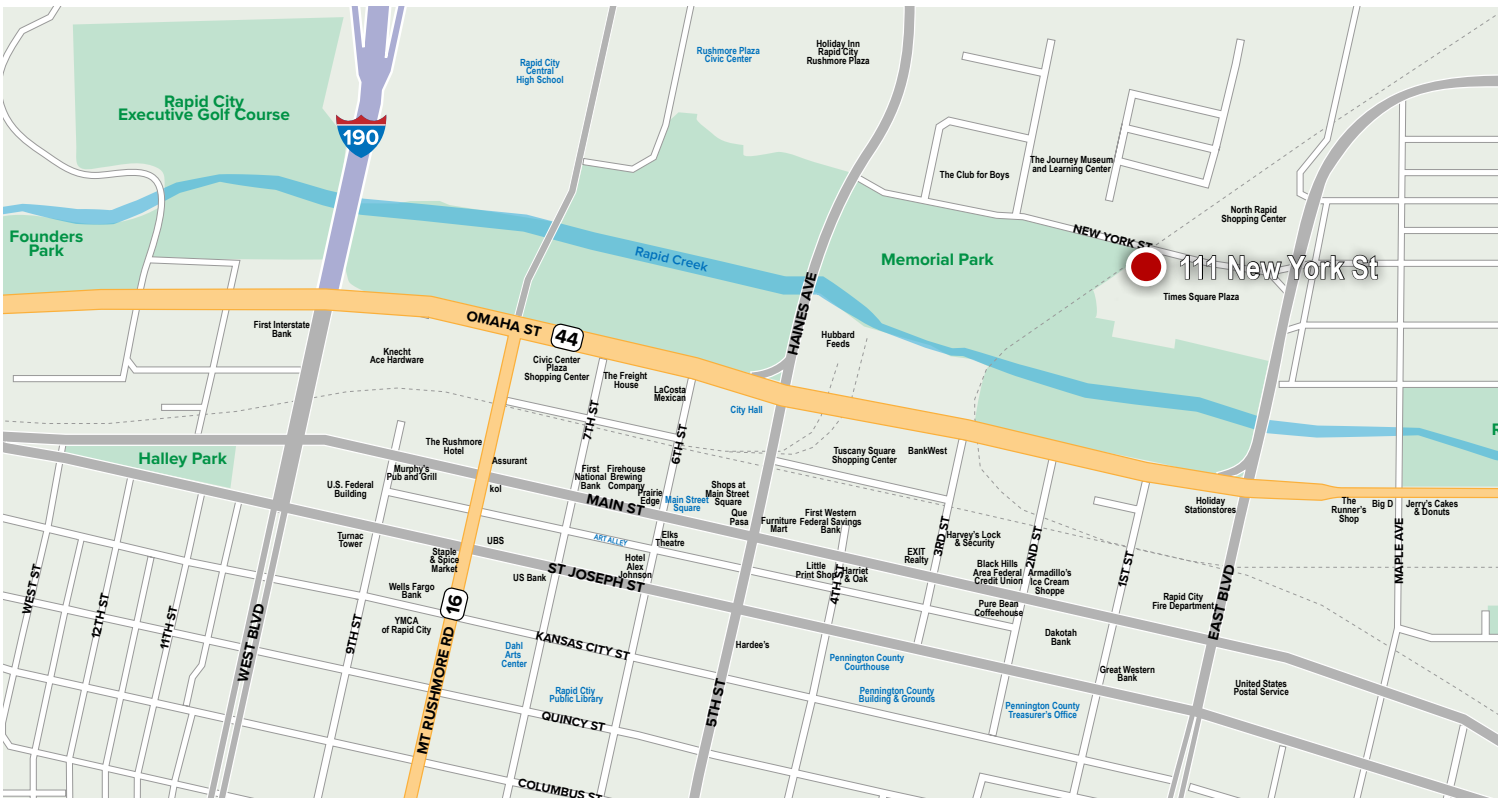
TEAM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

LOCATION

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