

# Property For Sale by Owner

317 Main Street  
Rapid City, SD 57701



Property Size:  
125' x 140'  
5 City Lots  
(17,501 sq ft)

Includes Main Street  
Store Front Building with  
Second Floor Apartment  
(4,825 total sq ft)

Zoning: Commercial

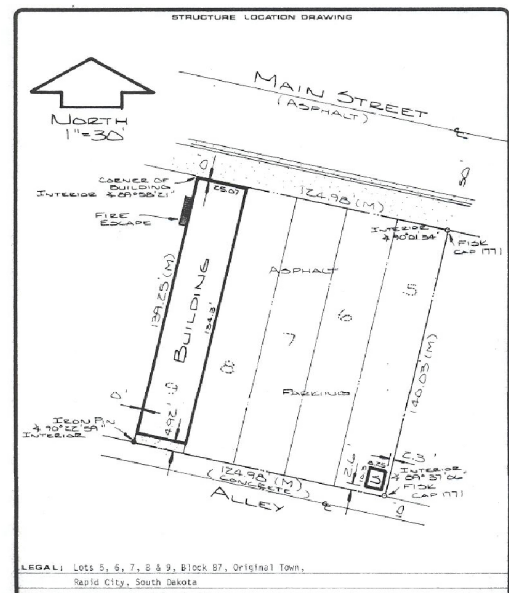
Price: \$399,000

- Prime Main Street location with commercial zoning
- 125qof Main Street frontage. Alley accessible from 3<sup>rd</sup> Street and 4th Street
- Building and parking leased with tenants interested in extending leases with new owner
- Excellent off-street parking with 39 parking spaces - 100qx 140qasphalt parking lot
- Store-front, 25qx 135qclay brick building. Approximately 3,325 sq ft on main floor and 1,500 sq ft on second floor
- Spacious second floor apartment with open living/dining area, galley kitchen, laundry room, bath, and 3 bedrooms
- Overhead garage door off alley - perfect for supplies or deliveries

For additional information,  
please contact:

**Roger R. Heacock, President**  
605-718-6110 or  
**Jerry Schmidt, VP of Operations**  
605-718-6130  
**Black Hills Federal Credit Union**  
2700 N Plaza Drive  
Rapid City, SD 57702

*This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to square footage are approximate. Buyers should conduct their own independent investigations and rely only on those results.*



March '09