

Auction Sept. 9th

South Dakota

State Land Sale

8,092sf Building

Minimum Bid

\$795,000

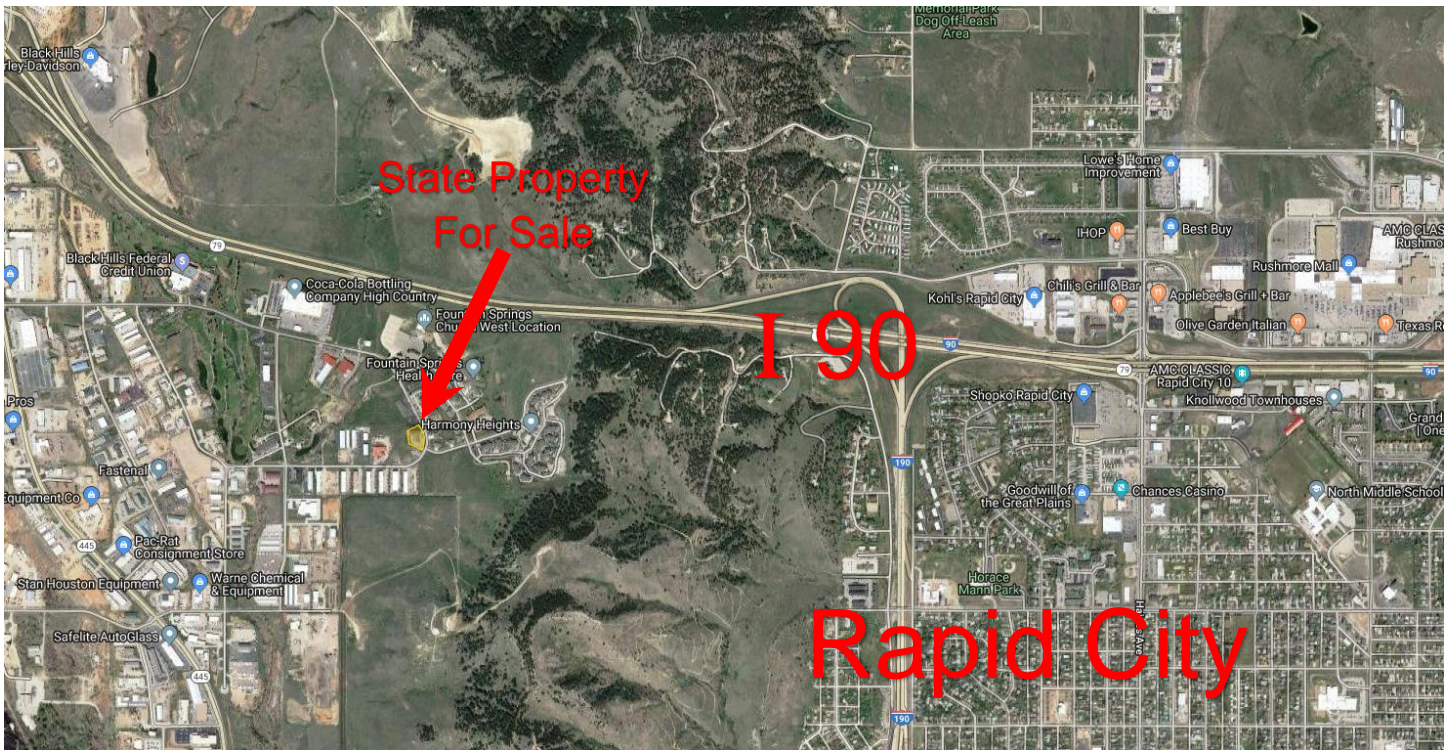
8,092SF COMMERCIAL OFFICE
BUILDING / 1.05 ACRES

1905 NORTH PLAZA BOULEVARD, RAPID CITY, SD 57702

AUCTION DATE SEPTEMBER 9TH 2020 @11:00AM MST

AT THE PENNINGTON COUNTY ADMINISTRATION BUILDING

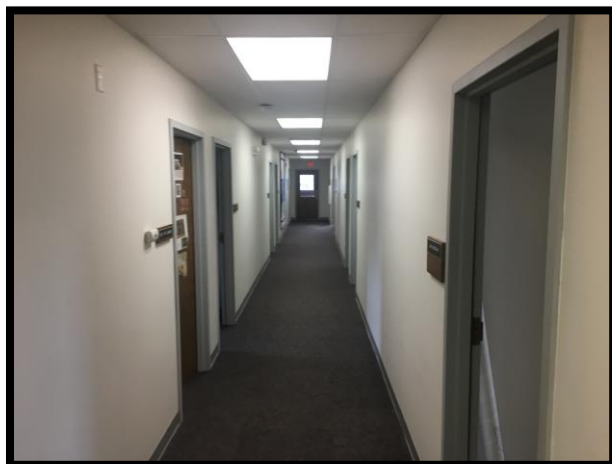
130 KANSAS CITY ST., RAPID CITY, SD 57701



- **The property is located in northwest Rapid City, SD off Deadwood Avenue.**
- **Address: 1905 N. Plaza Boulevard, Rapid City, South Dakota**
- **Commonly known as: SDSU West River AG Research and Extension Center**



- **Located in northwest Rapid City, SD off Deadwood Avenue, the area consists of a long-established light industrial neighborhood with some office commercial and "soft-industrial" building improvements, as well as heavy industrial uses.**
- **The parcel is 1.05 ± ac and improved with a good quality, Class D, L shaped office building built in 1996.**
- **The building is 8,092 ± sf on the main level with a partial basement.**
- **The property has a good quality lawn, asphalt paved parking for 40 vehicles, underground irrigation and mature trees.**



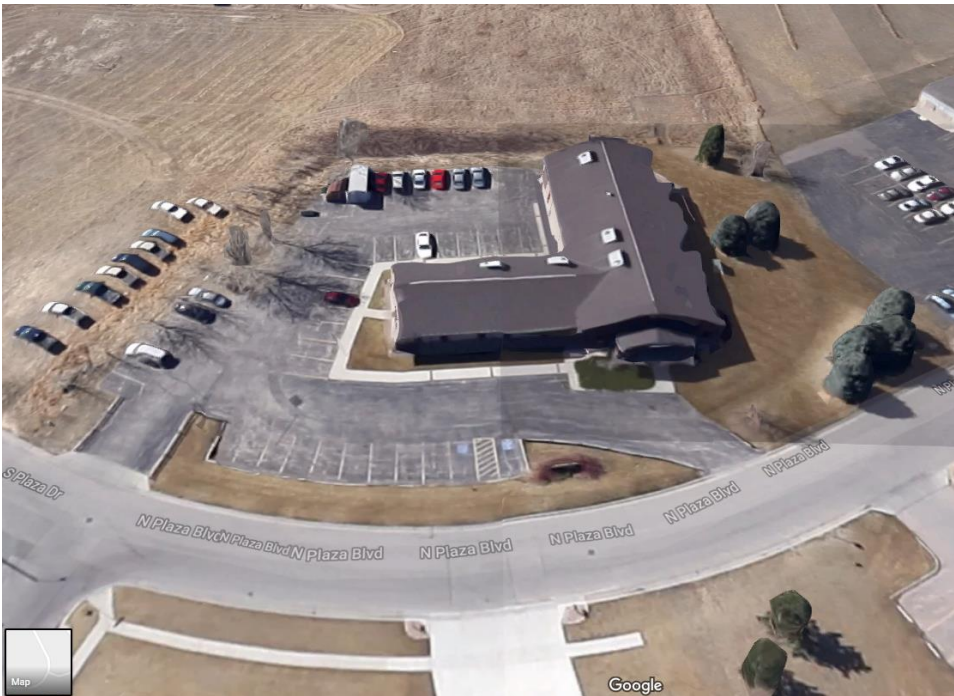


Legal Description: Tract F of Fountain Springs Business Park, Section 27, Township 02 North, Range 07 East of Black Hills Meridian, Pennington County, South Dakota – 1.05 Acres more or less.

AUCTION DATE SEPTEMBER 9TH 2020 @11:00AM MST

AT THE PENNINGTON COUNTY ADMINISTRATION BUILDING

130 KANSAS CITY ST., RAPID CITY, SD 57701



STATE LAND AUCTION

STARTING BID \$795,000

**COMMERCIAL OFFICE BUILDING ON
1.05 ACRES**

**BUILDING IS 8,092 SQUARE-FEET
L SHAPED**

BUILT IN 1996 – CLASS D

**ASPHALT PAVED PARKING FOR 40
VEHICLES**

**Minimum Bid
\$795,000**

**1.05 Acres / 8,092sq
Building**

**Located in Rapid City,
SD.**

**Auction Date Sept. 9th
2020 @11:00am MST**

**Auction to be held at
the Pennington
County
Administration
Building**

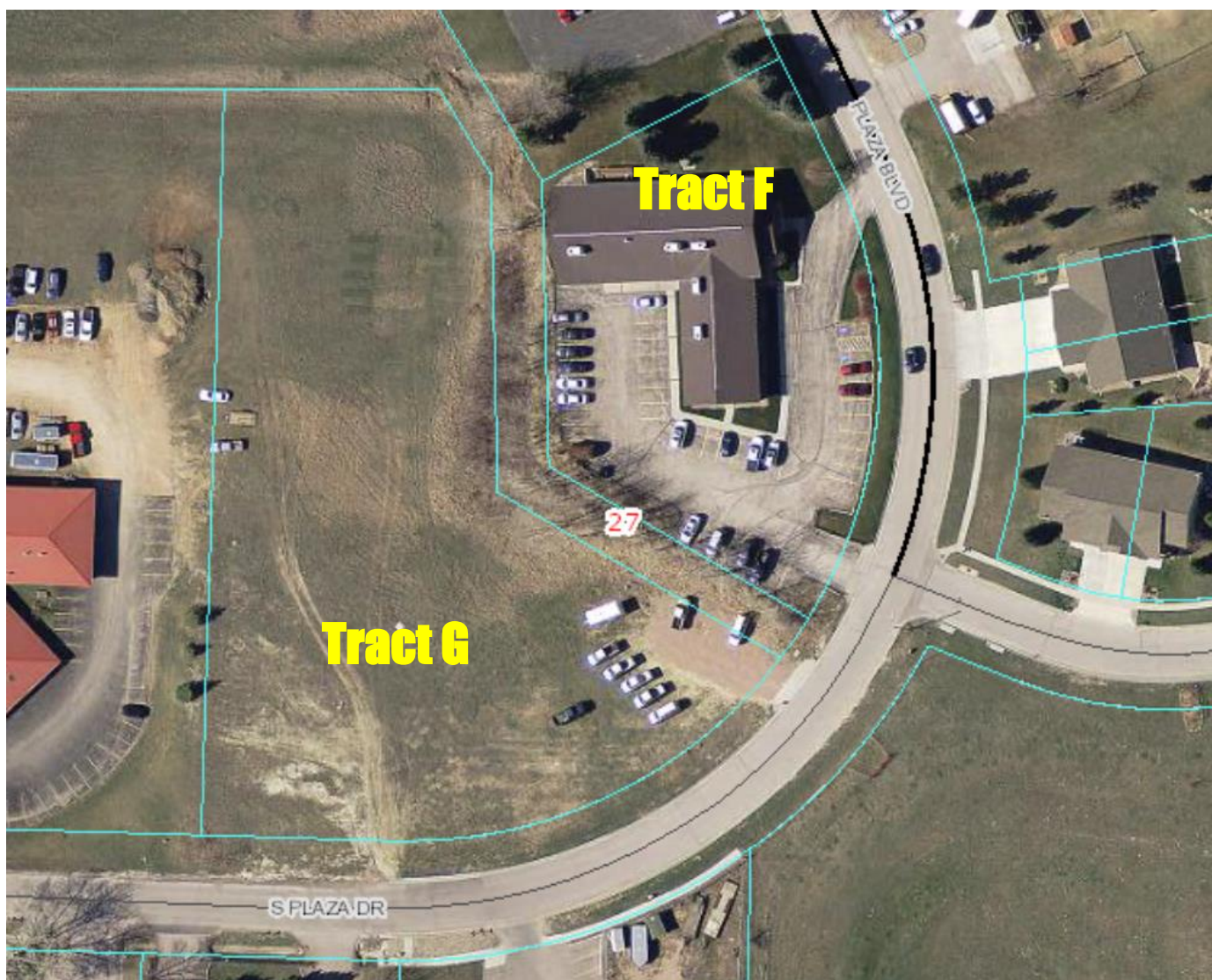
**OFFICE OF SCHOOL AND
PUBLIC LANDS – STATE OF
SOUTH DAKOTA**

500 East Capitol
Pierre, SD 57501
605-773-3303

www.sdpubliclands.com

SURPLUS LOT: SDSU FOUNDATION

Tract G from Appraisal is a 2.001 acre lot shown below and is separated from the auction property by a narrow strip of privately owned property.



Tract G is appraised at \$220,000. This property is owned by the SDSU Foundation and not part of the auction. However, it is available for purchase with a separate purchase agreement. The SDSU Foundation is offering to sell this tract to the auction winner for the appraised price of \$220,000.