

# For sale



## 303 Saint Patrick Street, Rapid City, SD, 57701

Offered at \$530,000

CALLING ALL INVESTORS! Here's your opportunity to own this triplex located just minutes from the hospital and downtown Rapid City! All units are metered separately and feature 2 bedrooms/1bath, gas heat and central air. The top unit was remodeled a few years ago and has been used successfully for travel nurses. Bottom unit recently had new carpet installed. The building had central air installed and new furnace in top unit in '22, new roof and siding in '21, and new sewer line in '16. There is a common entrance on the back side with an additional separate front entrance for the middle unit. Common laundry area on bottom level for tenants that uses coin-laundry. \*Property also features a 36x28 detached garage/shop that could be utilized for personal use or rented for additional income. (Owners used to rent it out for \$500-\$700/month.) Storage shed stays. Ample driveway parking for tenants on 3rd Street. This could be a great opportunity for a new owner to live in one unit and rent the other two! Top and bottom units are currently vacant and ready for new owner to bring in their tenants and set their own rental rate. Top unit rented at \$1300/Middle unit rents at \$1000/ Bottom unit rented at \$1000. Call Megan to set up your private showing! (785-304-0570)

6 Bedrooms

3 Bathrooms

3,590 sqft

0.24 acre (lot size)

Built: 1924



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for directions to this listing

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