

# For sale



## 814 Flormann, Rapid City, SD, 57701

Offered at \$429,900

PRICE IMPROVEMENT & SELLER OFFERING A \$3,000 CREDIT!! \$3,000 for buyers to use towards closing costs or buydown! Listed by Megan Mahoney, Assist2Sell (785-304-0570.) Unique property located in the West Boulevard District and close to Monument Hospital, downtown and shopping! This well-maintained home has two separate living areas on the main and lower levels with separate entrances and laundry on each. Great investment opportunity: rent out both levels as a non-conforming duplex, live in one and rent the other, or great for multi-generational family living! The main floor features 3 beds, 1 bath, spacious kitchen and large pantry. The lower level, which is handicap accessible, features 2 bedrooms (1 NTC), 1 bath, new kitchen, comfortable living room, in-floor heating and access to the private backyard. In the last 5 years, owners have done alot of work: remodeling the lower level, adding a 32x24 detached garage w/ 220v, 50amp welding plug, 30amp for RV, generator feed box on house, carport, grassed backyard, and extended concrete patio. Enjoy relaxing on the back patio or playing in the yard with 8ft privacy fence. This is a great property with alot of possibilities! Call today to schedule your showing! (Home does have a 48-hr Right-of-First-Refusal.)

4 Bedrooms

2 Bathrooms

2,564 sqft

0.21 acre (lot size)

Built: 1953



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for directions to this listing

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Assist2Sell.

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