

$450,000

ACTIVE

SINGLE FAMILY

3963 E HWY 44, Rapid City, SD, 57703

3963 E HWY 44, Rapid City, SD, 57703

Property Details

Type	**Single Family**
MLS #	**90529**
Heating	**Natural Gas**
Exterior	**Frame**
Basement	**Yes**
Parking	**Detached**
Lot size	**0.85 sq. ft.**
Neighborhood	**City Center**
Subdivision	**PARK ADD 1**
School District	**Rapid City**

Description

Versatility, visibility, and opportunity come together at this unique commercially zoned property located just 6 miles west of the Regional Airport and minutes from downtown Rapid City along Highway 44. Situated on .85 acres with over 300 feet of highway frontage, this property offers endless possibilities for business owners, investors, or those looking to combine residential living with commercial use. The completely remodeled 3-bedroom, 2-bath home features new flooring and paint, generous living spaces, walk-in closets, a walk-in pantry, and an open-concept kitchen designed for gathering. A covered deck provides the perfect place to enjoy your morning coffee while taking in the peaceful prairie surroundings. The home is currently operating as a vacation rental, offering potential for continued income or a comfortable primary residence. For those looking to enjoy the space for themselves, the impressive 30' x 40' insulated shop with a 6-inch poured concrete floor, along with a 24' x 48' partially heated garage, provides ample room for vehicles, recreational toys, equipment, hobbies, or business storage. The shop was previously rented by a plumbing business, demonstrating its versatility for commercial use. Additional outbuildings include three garden sheds. The property is serviced by city water and also includes a 36-inch cased private well, ideal for gardening and outdoor use. Whether you're looking for a primary residence with room for all your toys, a live-work opportu