

**FOR
LEASE**

RESTAURANT/RETAIL BUILDING

PRIME 41ST STREET LOCATION



2302 WEST 41ST STREET
SIOUX FALLS, SD 57105



SIZE

4,900 sq. ft.



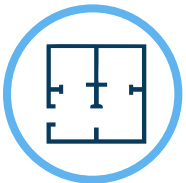
PRICE

\$21 PSF NNN
NNN Estimated
at \$3.25 PSF



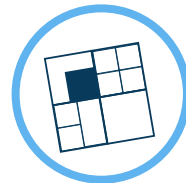
LOCATION

Site is located on 41st Street (between Western Ave & Holly Ave). Across the street from Scheels, Best Buy and The Western Mall.



LAYOUT

This space is currently setup as a QSR with ample seating and parking. All equipment included.



ZONING

RE3: Retail



COTENANCY

Push Pedal Pull, Best Buy Inca Mexican, Scheels, Aspen Dental, Graham Tire The First National Bank, The Western Mall

Information deemed reliable, but not guaranteed.



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com

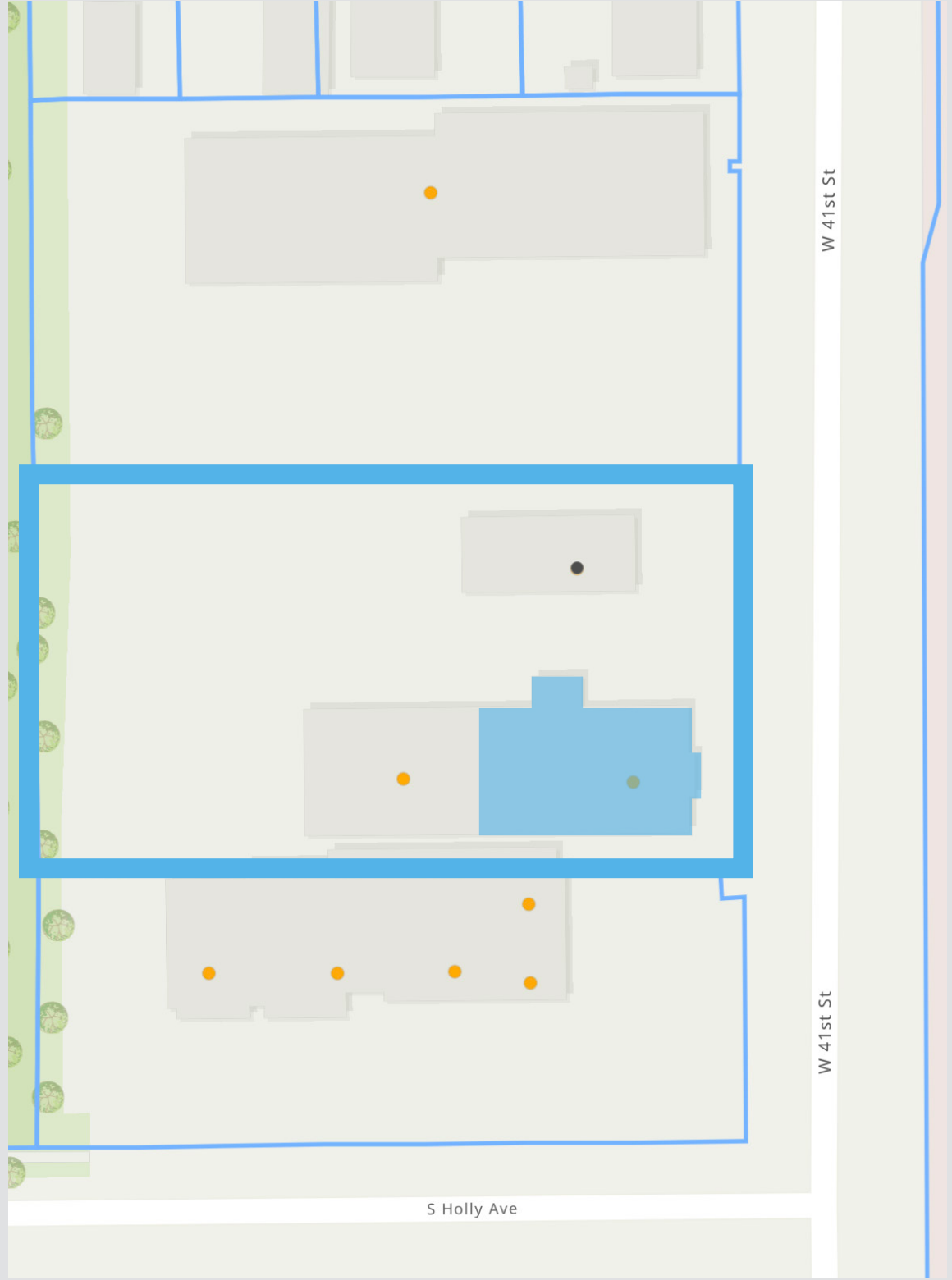


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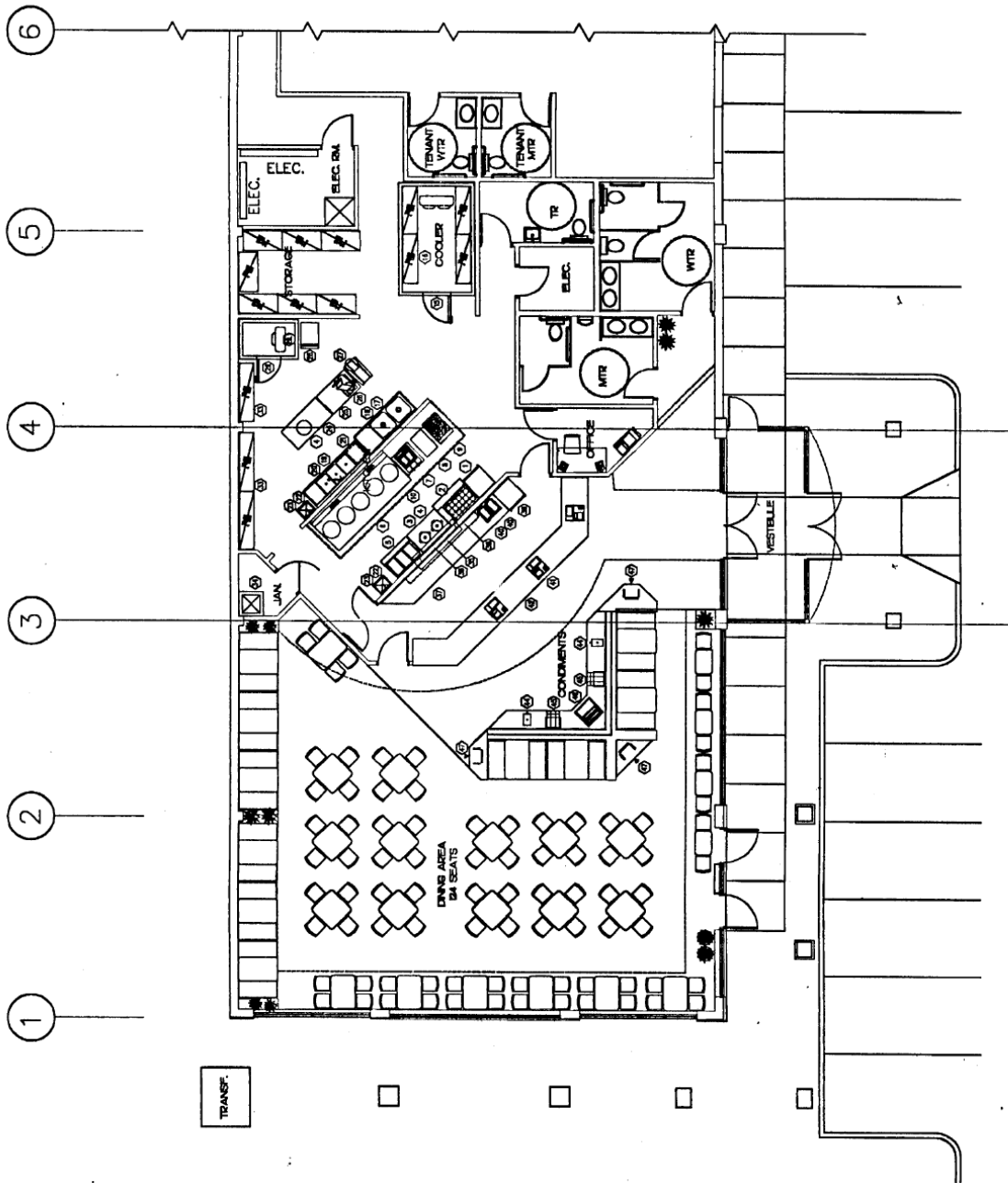
AERIAL MAP



SITE PLAN



FLOOR PLAN



ITEM	QTY	DESCRIPTION
1	1	WALL DOOR REACH-IN FREEZER
2	1	REFRIGERATED DISPLAY CASE/STOVE TOP
3	1	STOVE TOP COOKER
4	1	STOVE TOP COOKER
5	1	STOVE TOP COOKER
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PHOTOS: INTERIOR

