

**FOR
LEASE**

RESTAURANT/RETAIL BUILDING

PRIME 41ST STREET LOCATION



2302 WEST 41ST STREET
SIOUX FALLS, SD 57105



SIZE

4,841 sq. ft.



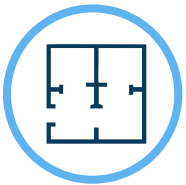
PRICE

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



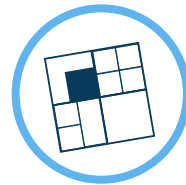
LOCATION

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

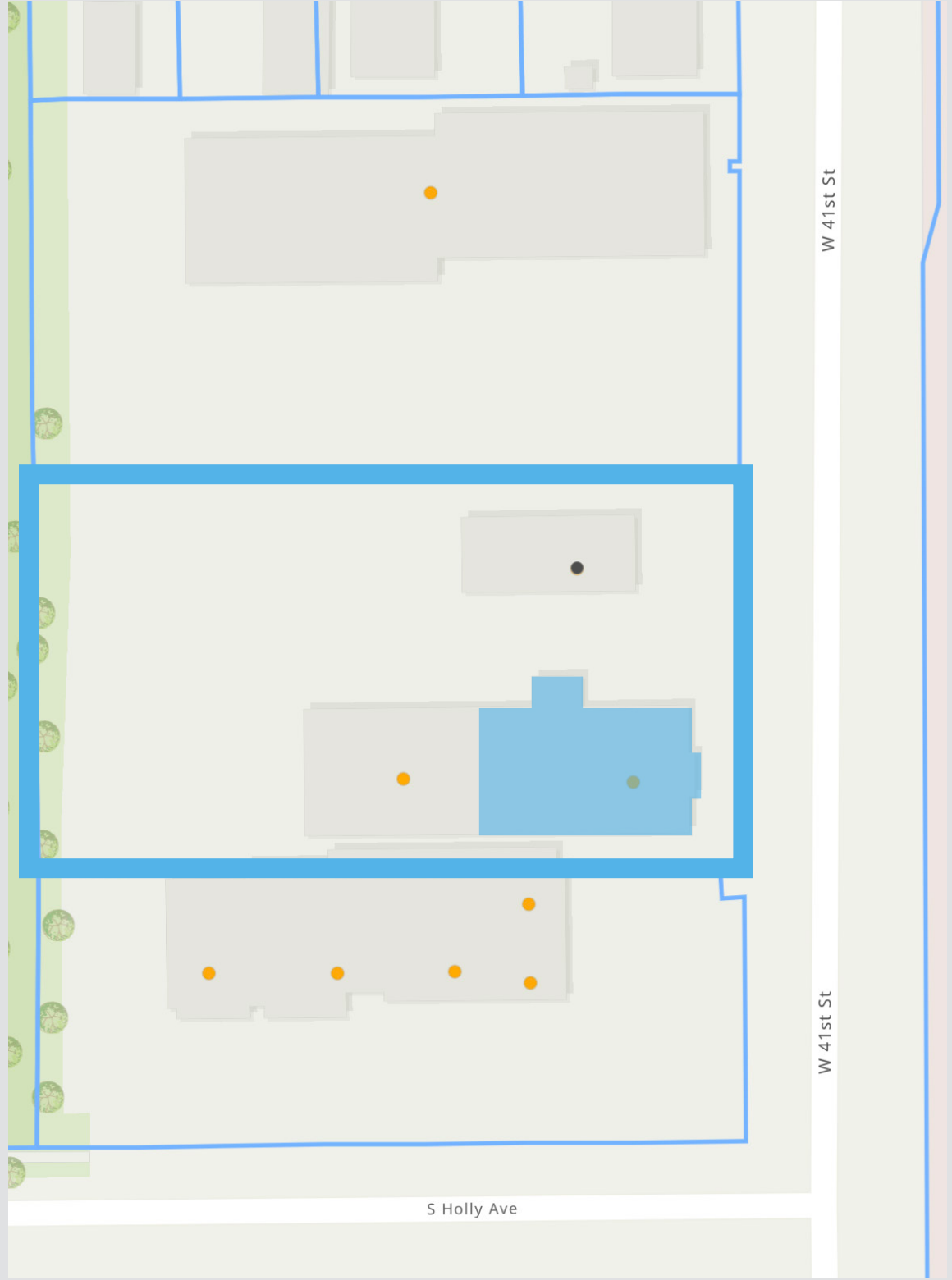


310-4509
mike@tysdalcommercial.com

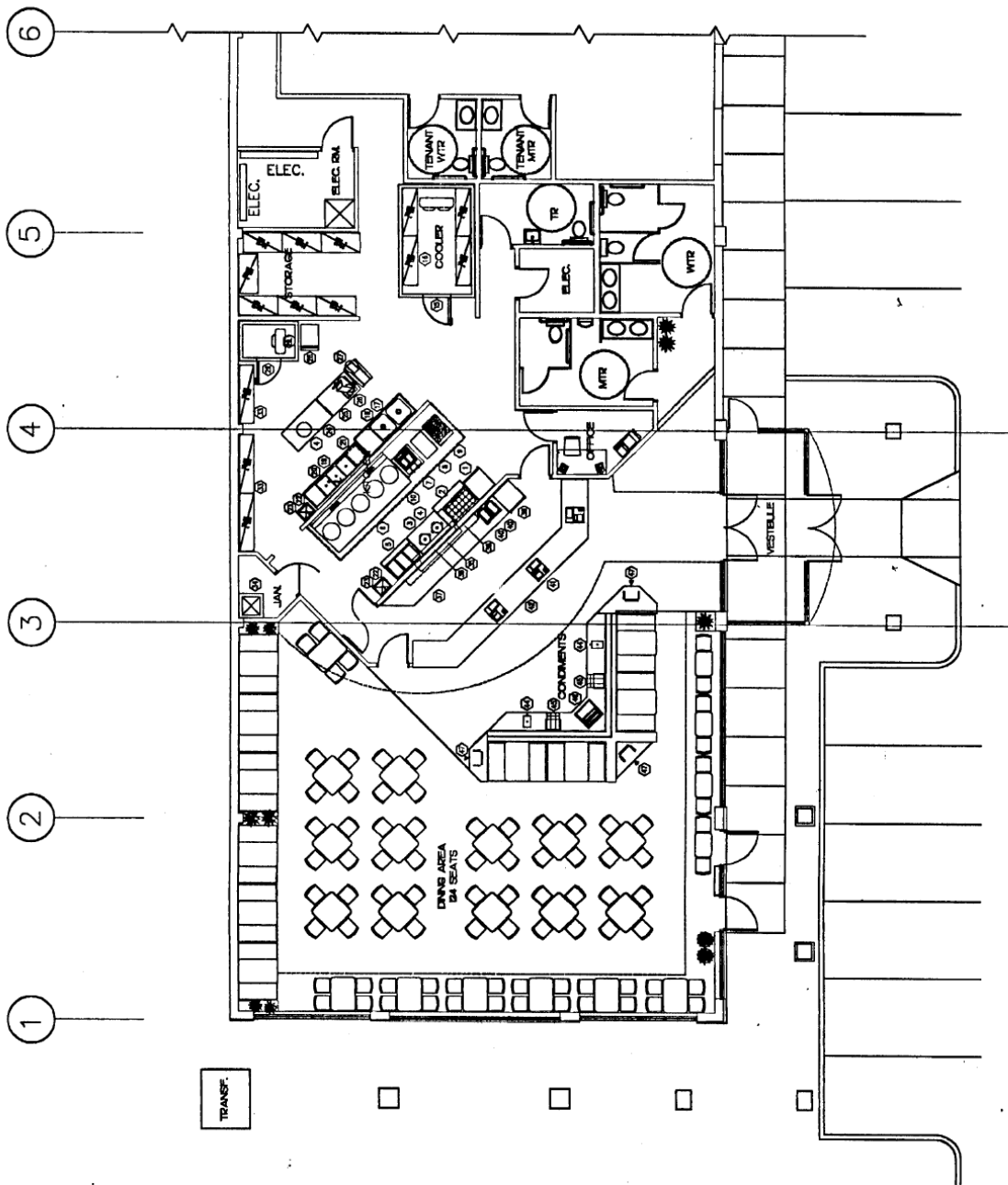
AERIAL MAP



SITE PLAN



FLOOR PLAN



ITEM	QTY	DESCRIPTION
1	1	WALL MOUNTED REFRIG. FREEZER
2	1	REFRIGERATED COUNTER, SANDWICH TOP
3	1	STOVE, 4 BURNERS, 1 OVEN
4	1	STOVE, 4 BURNERS, 1 OVEN
5	1	STOVE, 4 BURNERS, 1 OVEN
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PHOTOS: INTERIOR

