

**FOR  
SALE**

# Main Street Café & Market

117 South Main Street, Chamberlain, SD 57325



## Turn-Key Business Opportunity



### SIZE

4,664 SF  
+ 440 SF Patio Seating



### PRICE

\$325,000

\*Liquor license sold separately. Contact broker for details.



### LOCATION

This charming café & market is in the heart of Chamberlain's downtown district. Known to locals and tourists alike, this business is move-in ready!



### DETAILS

Business for sale operates as a café, retail market and hosts private events with a full-service bar. Sale price includes the building and most FF&E .

Contact broker for inventory list and P&L.



### LAYOUT

Recently remodeled, this space includes a dining room, banquet room, bar and retail area, 1 large walk-in cooler with new compressors, 1 walk-in freezer, full kitchen with pass through window.



### CO-TENANCY

State Theater & Video, Then & Again Antiques, The Picket Fence, Dollar General, Lewis Family Drug, NAPA Auto Parts, Wells Fargo, McDonald's

Information deemed reliable but not guaranteed.



605.361.8211 | [VBClink.com](http://VBClink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106

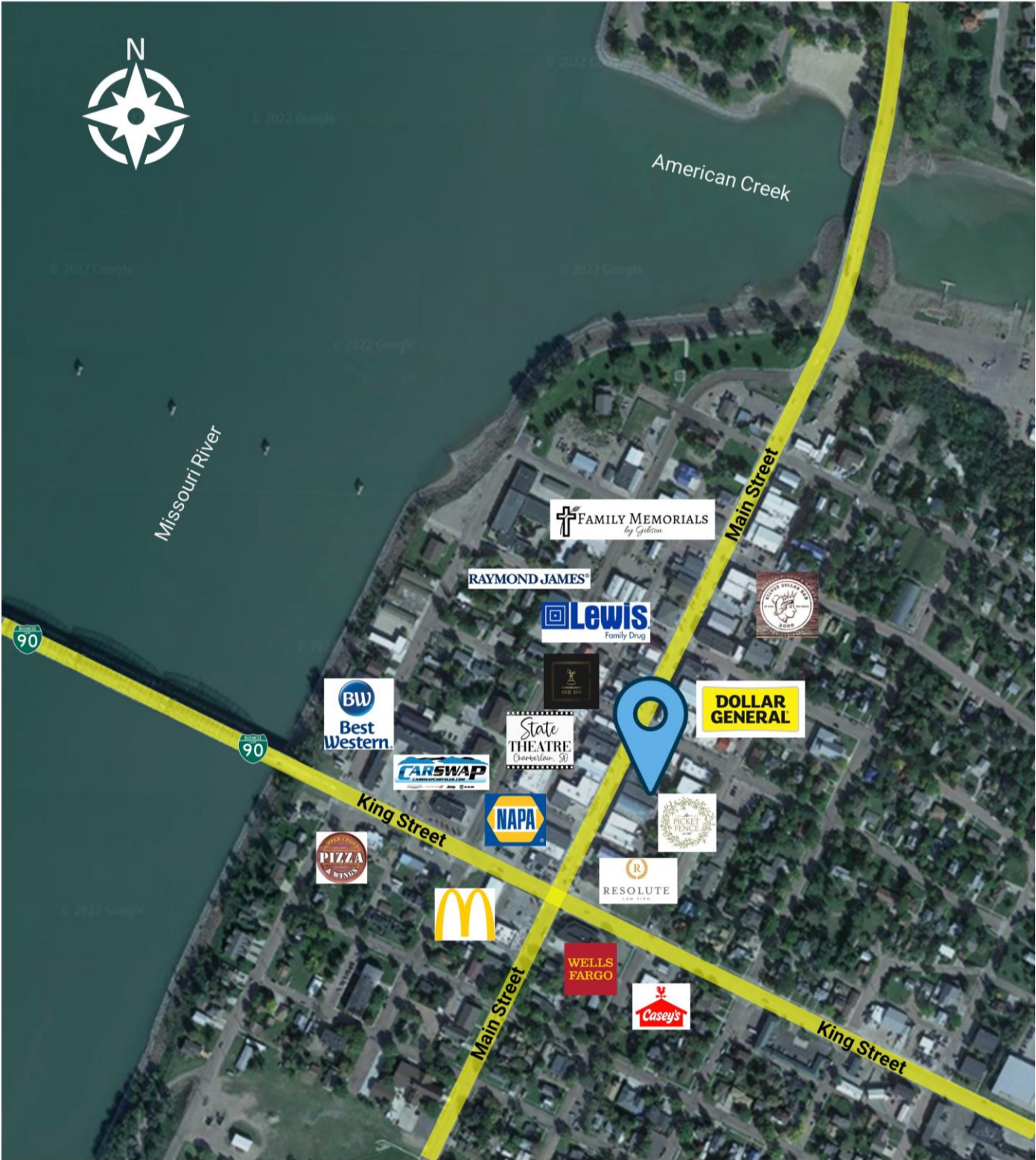


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# AREA RETAIL MAP



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PHOTO GALLERY



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# CHAMBERLAIN, SOUTH DAKOTA

(Brule County)




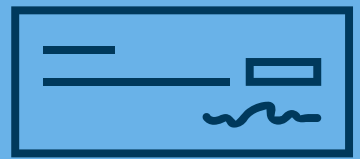
## BY THE NUMBERS

POPULATION:

**2,549**   
BRULE COUNTY  
5,278

MEDIAN HOME VALUE

**\$136,500**  




MEDIAN  
HOUSEHOLD INCOME

**\$57.2K**



I-90 TRAFFIC COUNTS  
**1,376 CARS**  
PER DAY

CHAMBERLAIN IS LOCATED ON THE EASTERN BANK OF THE MISSOURI RIVER, AT THE DAMMED SECTION OF THE LAKE FRANCIS CASE, CLOSE TO WHERE IT IS CROSSED BY INTERSTATE 90.

