

**FOR
LEASE**

RESTAURANT/RETAIL BUILDING

PRIME 41ST STREET LOCATION



2302 WEST 41ST STREET
SIOUX FALLS, SD 57105



SIZE

4,900 sq. ft.



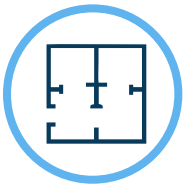
PRICE

\$25 PSF NNN
NNN Estimated
at \$3.25 PSF



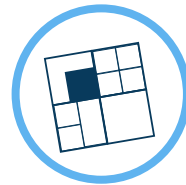
LOCATION

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.



2571 S Westlake Drive #100
Sioux Falls, SD 57106
605.361.8211 | VBCcommercial.com

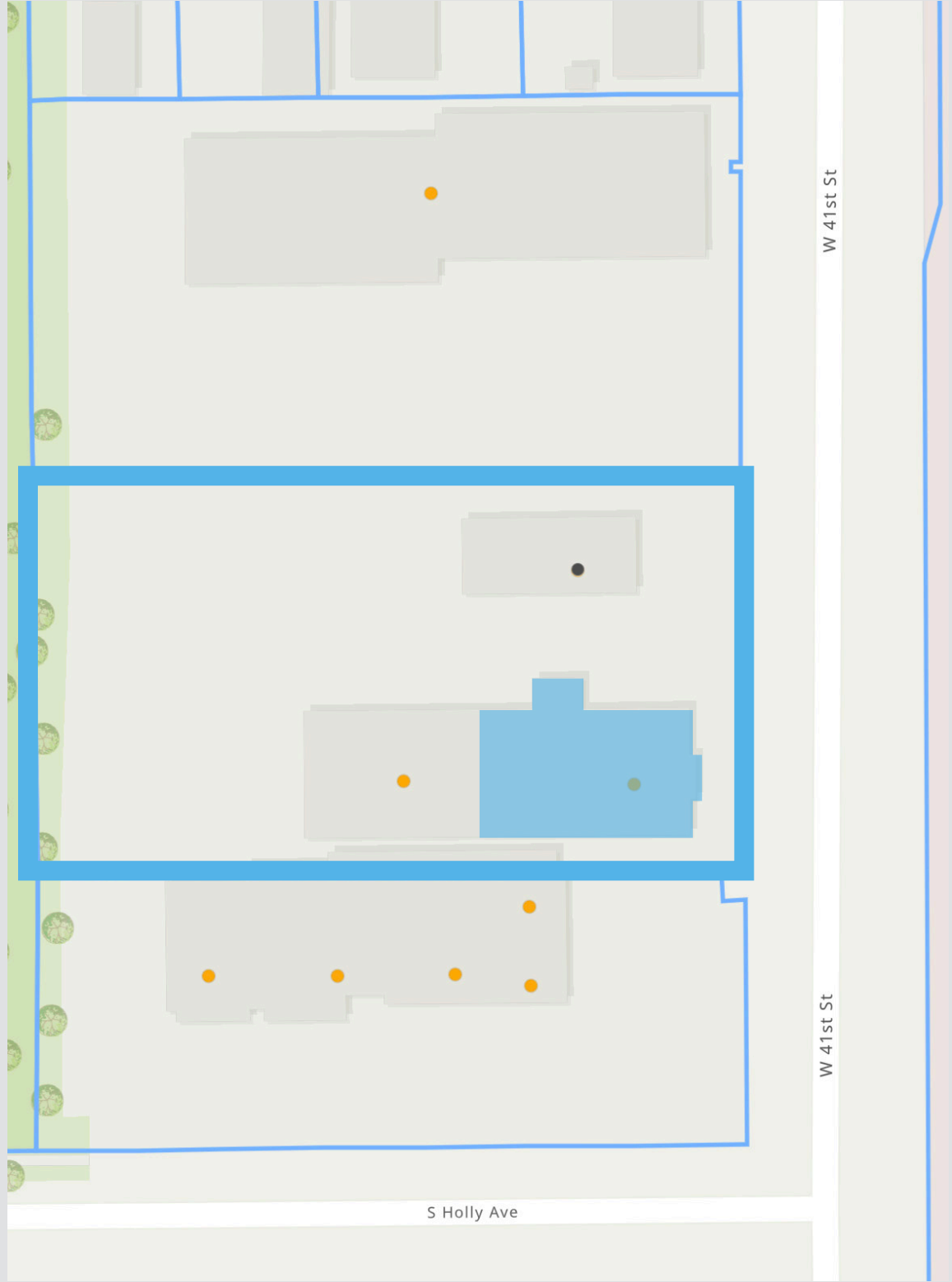


605.310.4509
mike.knudson@vbclink.com

AERIAL MAP



SITE PLAN



PHOTOS: INTERIOR

