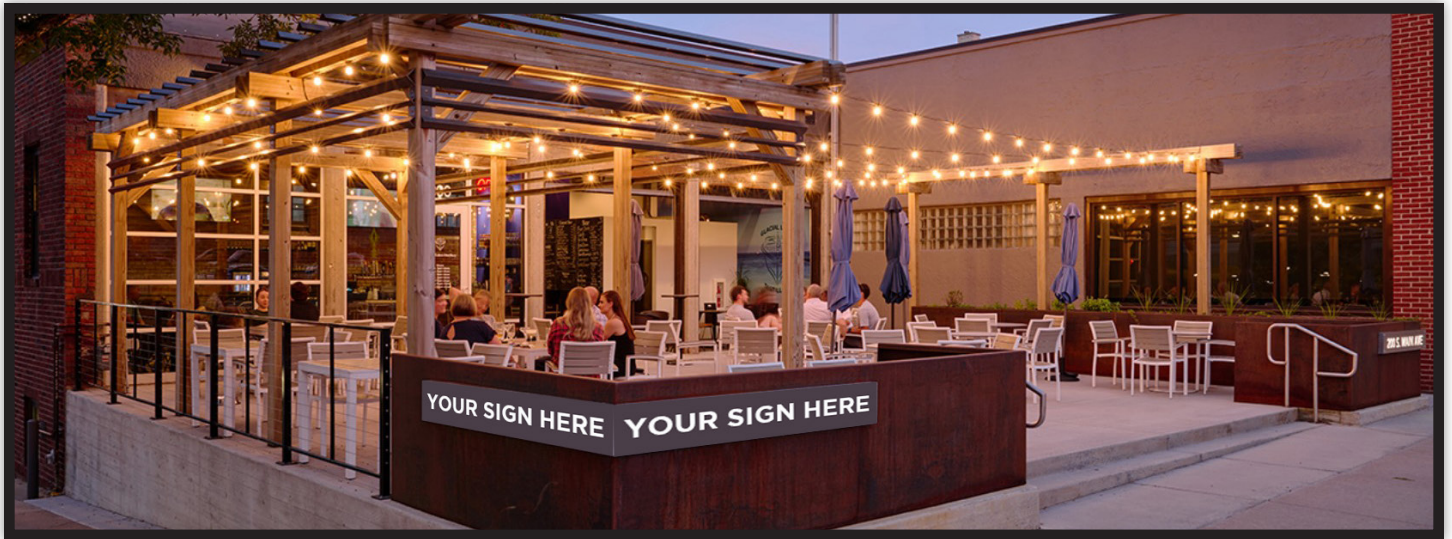


# FOR LEASE

200 S Main Ave, Sioux Falls, SD 57104



## PROPERTY OVERVIEW

**BEST PATIO IN SIOUX FALLS! Perfect for:**

- Theme nightclub
- Specialty restaurant
- Intimate gathering space

This location oozes with modern retro charm. A historic feel with original brick inside, 13' high ceilings, coupled with a 2021 full building update with new HVAC, windows, and mechanical systems. Full walk in cooler with prep/storage in lower level. 10th Street entrance or through the front door grand patio. Classic downtown feel in the midst of the hottest entertainment district. This works for a quiet concept or a lively one. On a vibrant intersection with great visibility and access. Equipment from previous operator negotiable.

Roll up garage doors give year round versatility for any type of vibe. Patio seating for over 50, intimate indoor space to kick back or conduct a power meeting with seating for 25+. The 13 foot ceilings create an open feel with natural light from the 3 glass roll up garage doors. You can enter from the side off of 10th street or through the grand front entry.

## PROPERTY DATA

**RATE:**

- \$20 per Sq Ft NN
- Estimated NN \$3.63

**SIZE:**

- 2,288 Sq Ft - 2 level
- Year built: 1938
- Year renovated: 2021

**ADDITIONAL:**

- Equipment negotiable
- Move-in ready

\* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



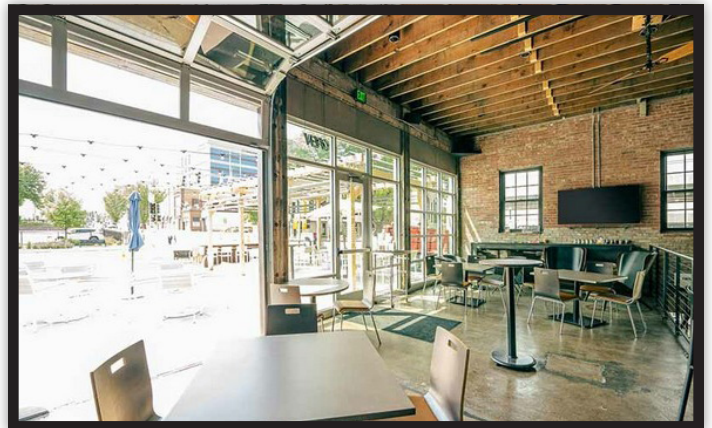
**Ron Nelson, CCIM**

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- ron@ncommercial.com



# PHOTOS

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