



## 41st Street Retail - Former Ernie November For Sub-Lease

1918 W 41st St Sioux Falls, SD, 57105



Former Ernie November Retail Space for Lease.

2,220 Square Feet available with great access and visibility at 41st and Willow. Traffic Count 25,600 cars daily. Excellent window signage available as well as two can signs and use of a changeable copy sign. Drive up window and drive thru lane. Ample Parking.

Opportunity to build out bathrooms as needed, currently no bathroom. Landlord will offer free rent as an allowance for new bathrooms or other improvements.

Neighbor to Deuces casino.

\$16.50 Gross Plus Pro-Rated Utilities.

\$16.50 X 2,220 Square Feet = \$3,052 per month plus pro-rated utilities.

## FOR LEASE

### Price

\$16.50

**Addl. Pricing:** Gross Plus Pro-Rated Utilities

### Details

**Type:** Other, Retail, Business Opportunity, Office

**Available:** Immediate

**Zoning:** C-4

**Stories:** 1

**Parking:** On Site

**Parking Capacity:** 21-50

**Construction:** Frame

**Roof:** Tar and Gravel

**Heat:** Central

**Heat Source:** Natural Gas

**Air Conditioning:** Central

**Showing Instructions:** Call Broker

**Possession:** Immediate

**Access:** City Street

Drive up window and drive thru lane

Traffic Count 25,600 cars daily

Ample Parking

Zoned C-4

Open Floor Plan



**Kirby Proehl**

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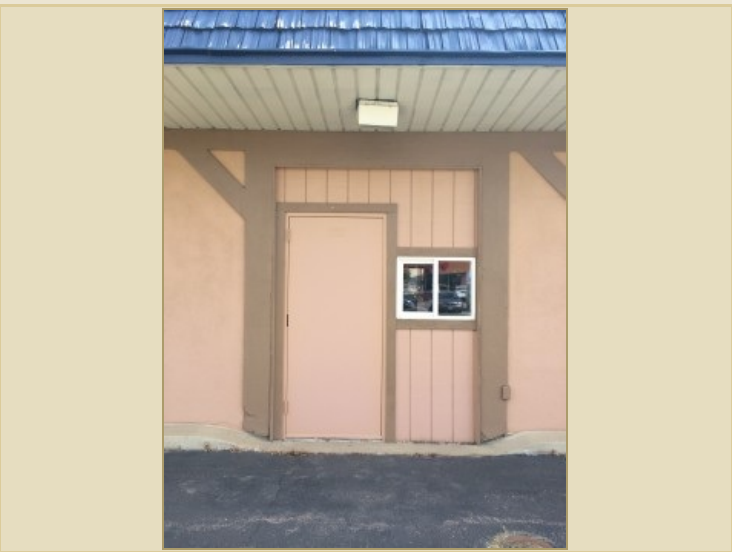


**Paul Gourley**

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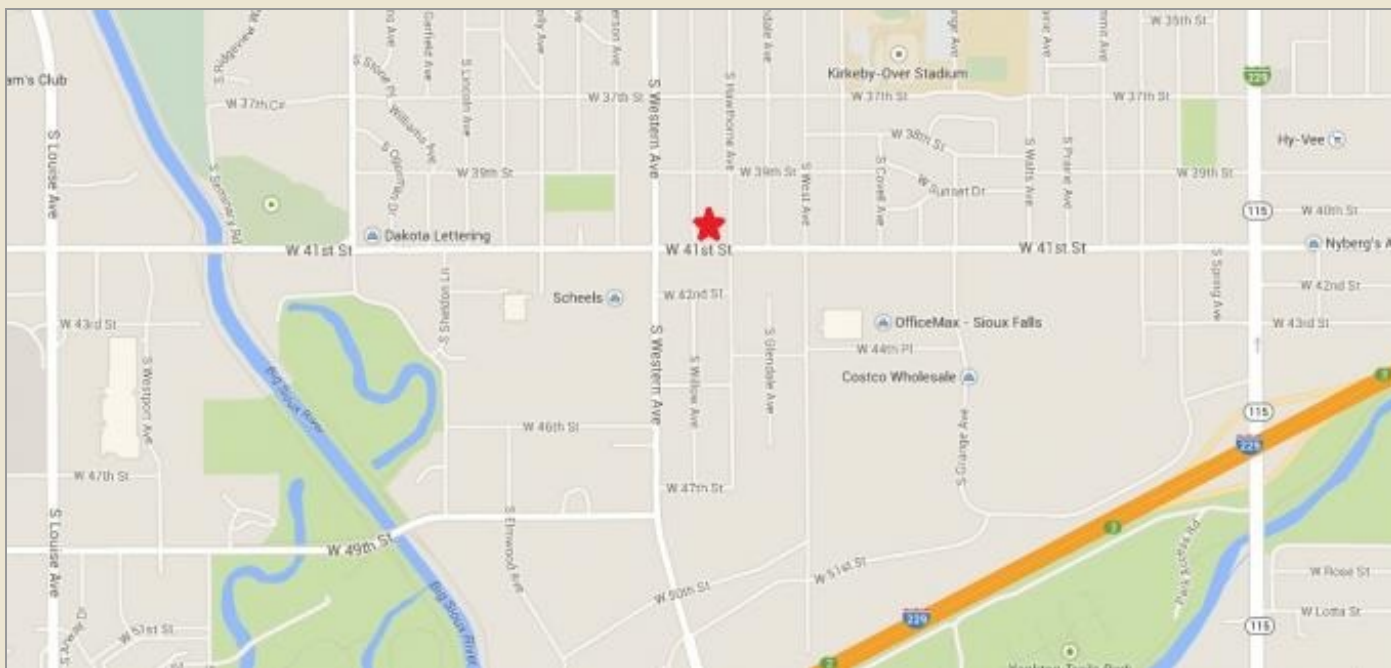
Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed

# Location Maps



Information deemed reliable but not guaranteed



5735 E 41st Street | Sioux Falls, SD, 57110 | 605-371-0332

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