



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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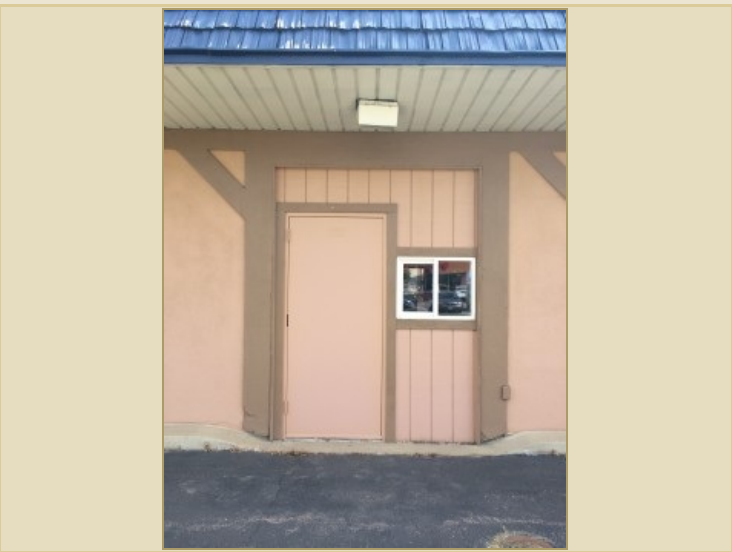


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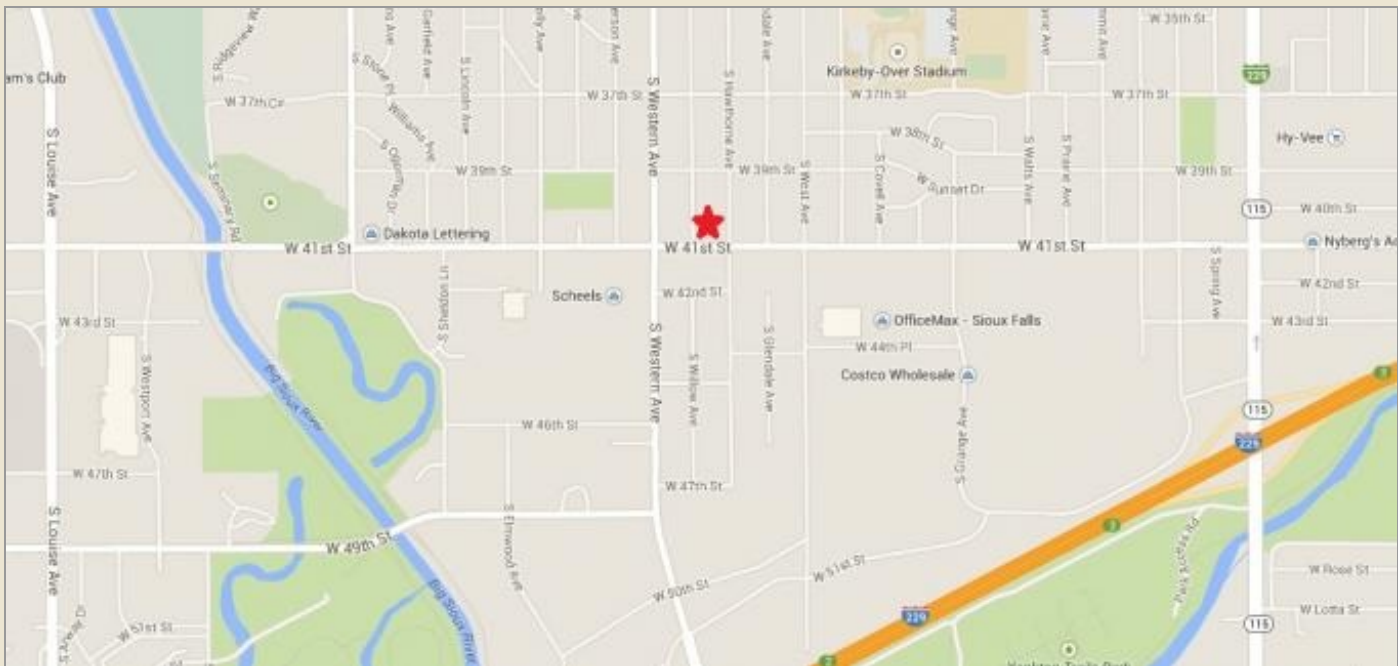
Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed

Location Maps



Information deemed reliable but not guaranteed



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