



Stockmans Bldg - 8th & Weber - East Bank - Downtown

201 N Weber Avenue Sioux Falls, SD, 57103



Historic Stockmans Building available for lease. Both the former Ferson Tap Room and Breadico Bakery spaces available. Located on 8th & Webers East Bank neighborhood near many other entertainment and retail businesses. Potential for bar, restaurant, office or retail. Unique historic architectural features.

Ferson space has wood floors, tall ceilings, historic woodwork, large windows for natural light. Built in bar, tables and chairs stay. Basement for storage, tap lines or plumbing access. Outdoor patio. 1,750 square feet.

Breadico space has exposed stained concrete floors, exposed brick walls, tall ceilings with loft area for seating or office. This space has a kitchen and restaurant seating area. Restaurant/Bakery equipment available for sale, see broker or Breadico for details. 1,750 square feet.

Preference is to lease both spaces together, although potential to sub divide in half.

Shared mens & womens restrooms. Gross lease. Tenants pay gas, electric, trash, bathroom maintenance. Parking lot and street parking. Potential for second floor office space.

Combined 3,500 square feet. \$4,000 month gross plus utilities & trash. Landlord will move snow.

Built as a bank in 1918, renovated in 2005 and has since served as a bar, restaurant & office. Flat Iron design, on the National Historic Register.

FOR LEASE

Price

\$4,000

Addl. Pricing: Gross plus gas, electric, water, trash.

Details

Type: Other, Business Opportunity, Retail, Office

Space Available: 3,500

Available: See agent

Stories: 2

Baths: 2

No. Units: 2

Parking: On Site, Off Site, Paved

Showing Instructions: Call Broker

- Bar/Restaurant/Retail/Office
- Historic Features, historic neighborhood
- Some FF&E stays, some available for sale
- Lease all 3,500 sq ft, potential to divide
- Lot parking, street parking



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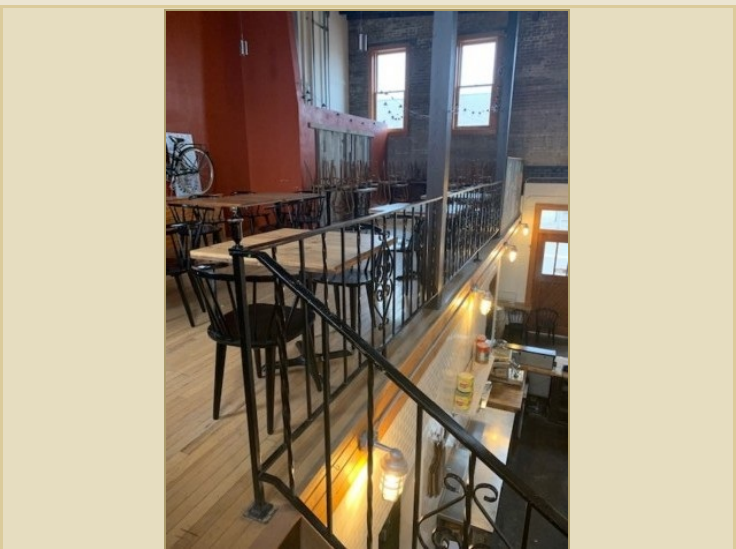
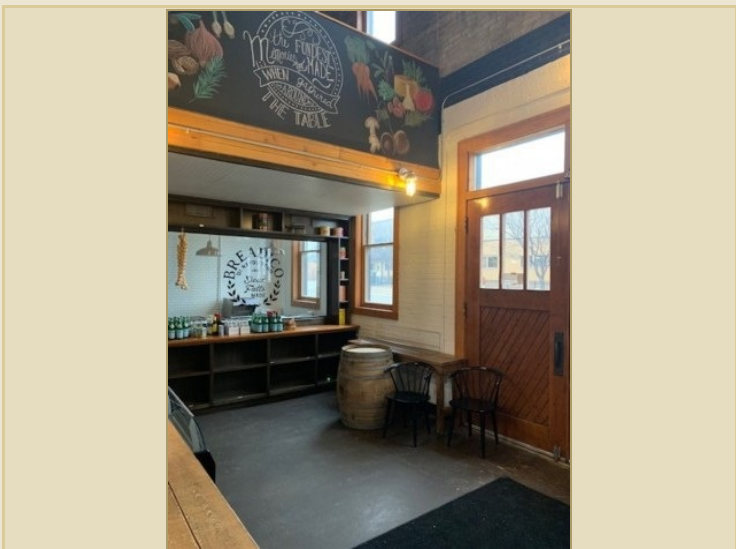
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Additional Photos



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Location Maps



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