



Old Chicago

4301 W. 41st Street, Sioux Falls, SD 57106

Property Features

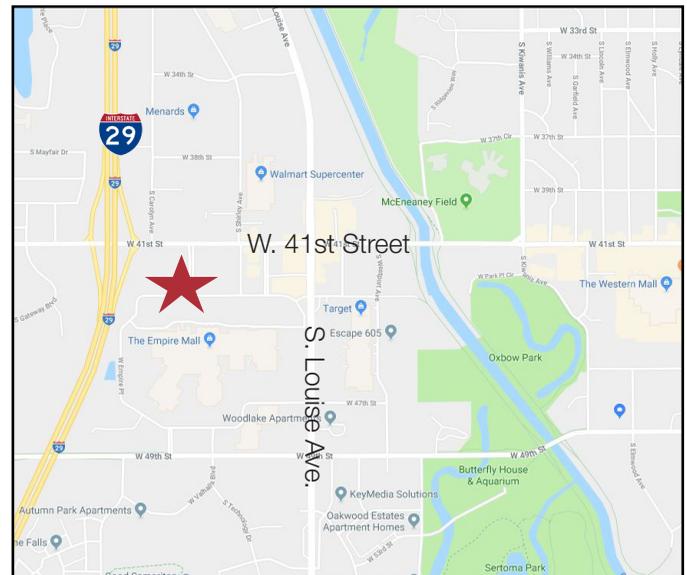
- 10,765 sq. ft. restaurant building
- Recently operated as Old Chicago
- Year built: 1983
- Large lot: 97,327 sq. ft. (2.23 acres)
- +/-180 paved on-site parking
- Building Signage
- Pylon on 41st Street
- Broker must be present at showings

Pricing

- Lease rate: \$18.00/ sq. ft. NNN
- Estimated NNN expenses: \$5.75/ sq. ft.

Location

- Highly desirable micro market to Sioux Falls Retail
- High traffic location: 31,400 vehicles per day
- Access to the entrance to the Empire Mall
- Walking distance to several hotels



Ryan Ammann

605 310 7091 mobile
rammann@naisiouxfalls.com



Troy Fawcett

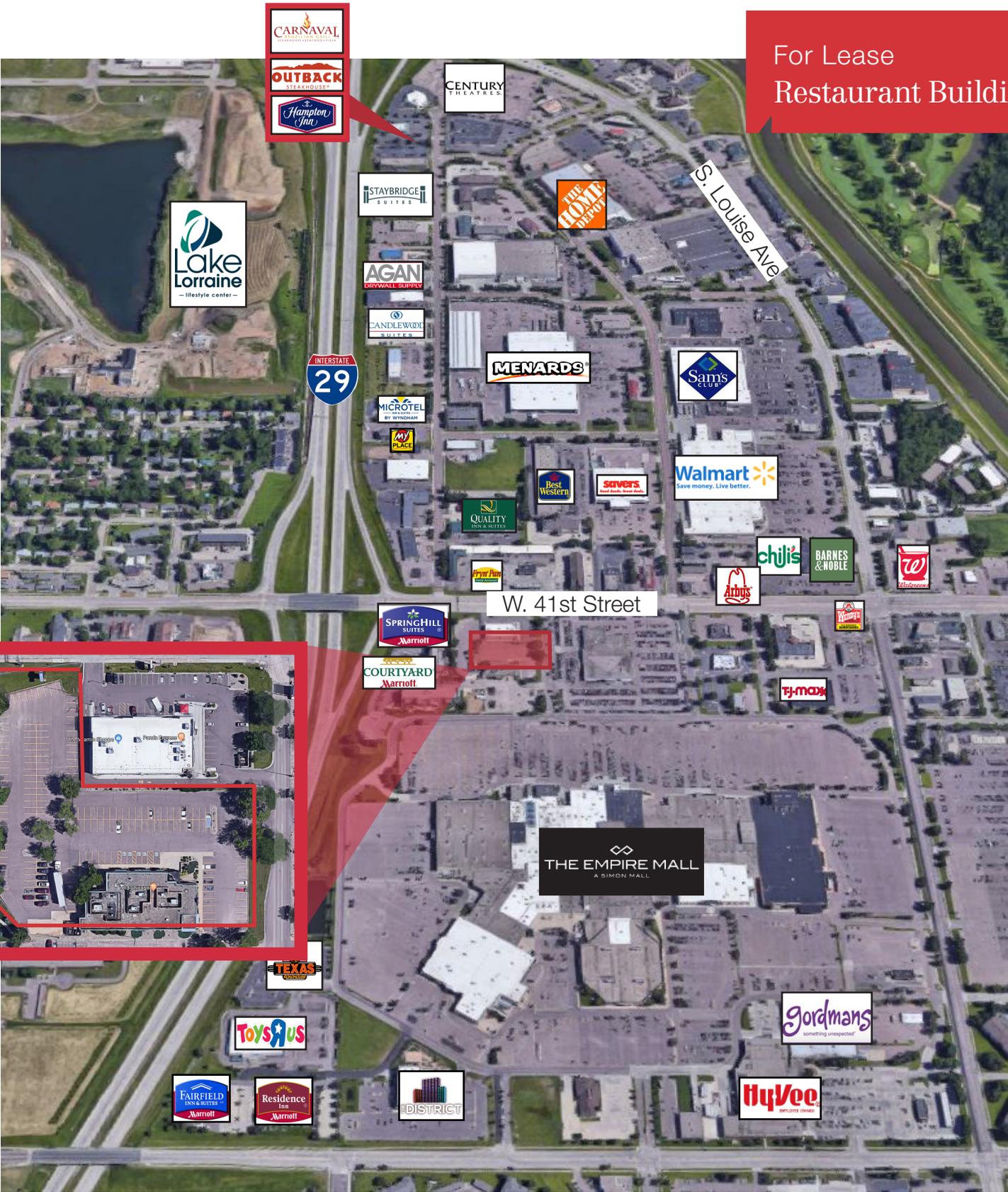
605 321 2199 mobile
tfawcett@naisiouxfalls.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

2500 W. 49th Street, Suite 100
Sioux Falls, SD 57105
605 357 7100

naisiouxfalls.com

For Lease
Restaurant Building



For Lease
Restaurant Building

