

## Real Estate & Business



## Only One Bar & Grill

201 S. Main Street, Lennox, SD 57039

### Property Features

- Building size: 3,600 sq. ft.
- Lot size: 0.16 acres (7,140 sq. ft.)
- Year built: 1970
- Remodeled: 2017
- Zoning: CBD Central Business District
- Full liquor license sold with business
- Off-sale liquor sales
- Video lottery
- Seating capacity: 99

### Pricing

- Real Estate: \$360,000
- Business: \$180,000
- Total list price: \$540,000
- 2020 Real Estate Taxes: \$3,360.04
- All FF&E sold with business
- All alcohol and food inventory sold separately
- Financials available upon request

### Location

- Located in Lennox, SD, just 20 miles southwest of Sioux Falls, SD
- Lennox population: 2,505
- Area neighbors include: Archery Shak, Beamers, Lennox City Hall, Lennox Fire Station



### Gregg Brown, MBA, SIOR Senior Vice President

605 906 0394 • [gbrown@naisiouxfalls.com](mailto:gbrown@naisiouxfalls.com)

### Co-listed with:

Sharese Ihnen  
Broker Associate  
605 321 9687  
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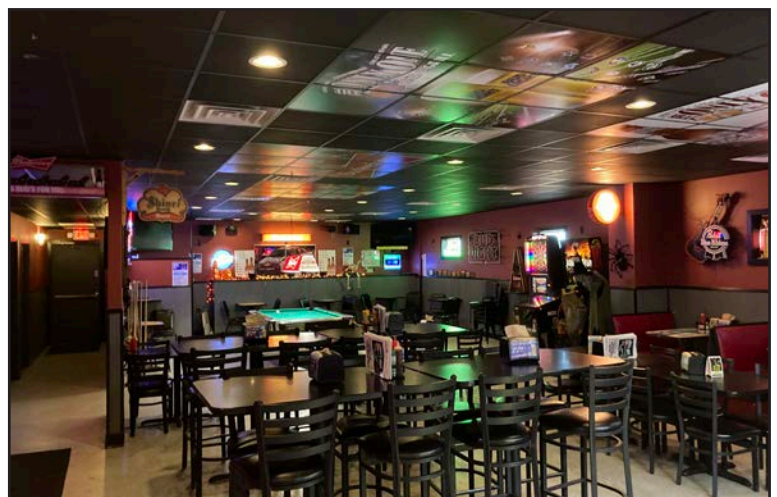
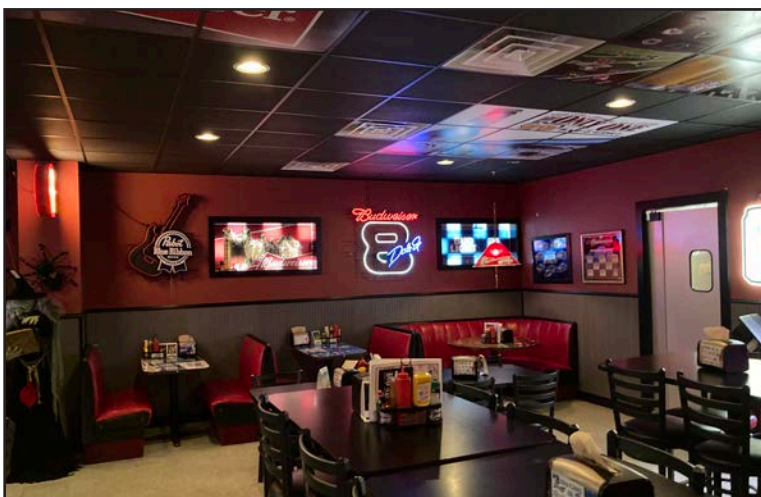
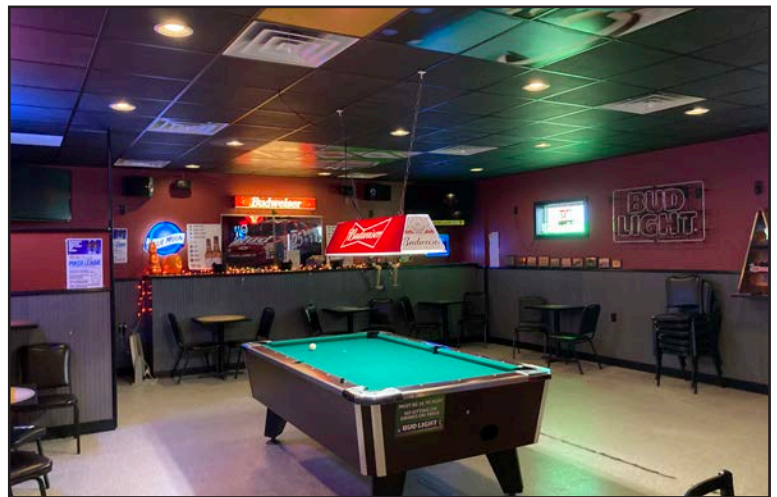


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FOR SALE

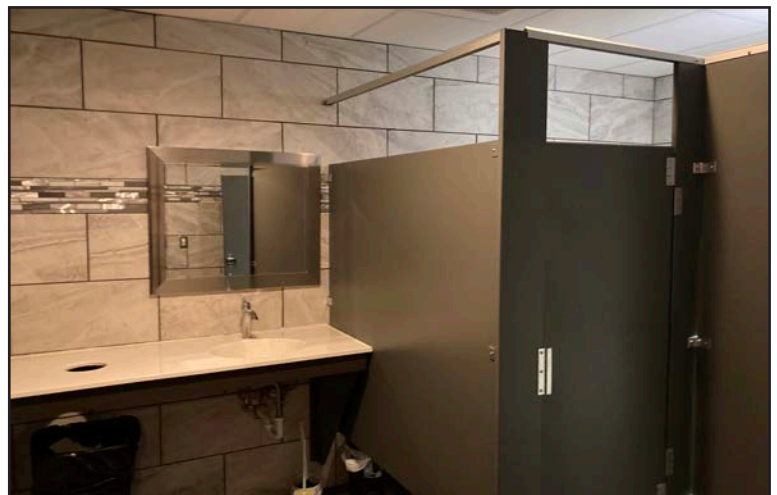
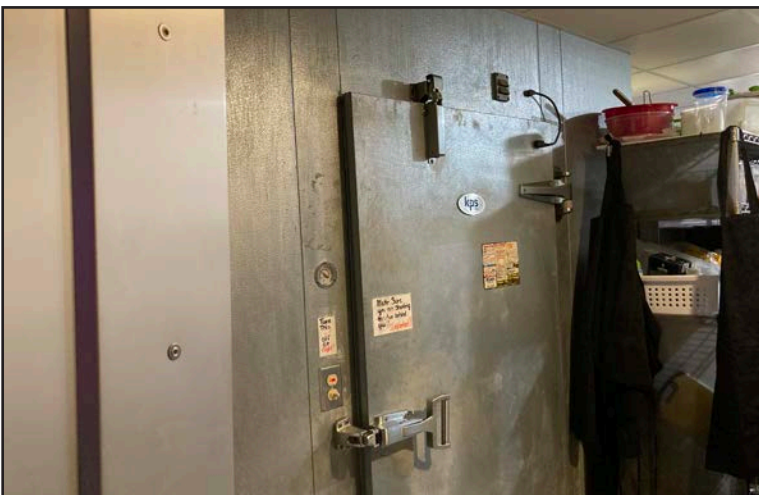
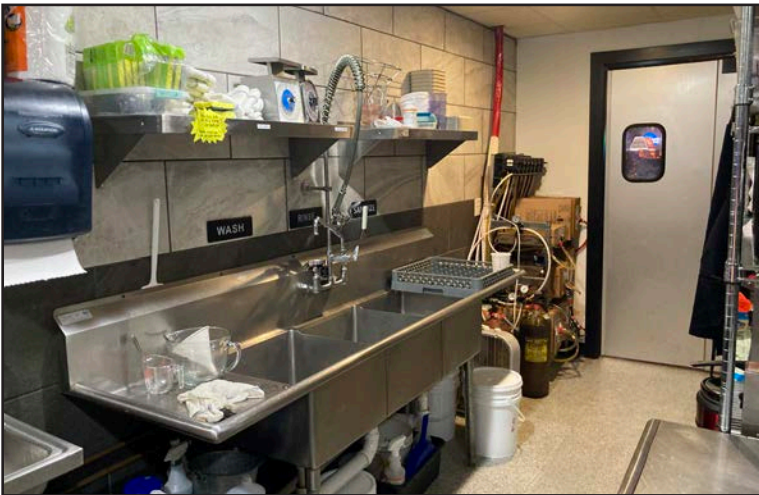
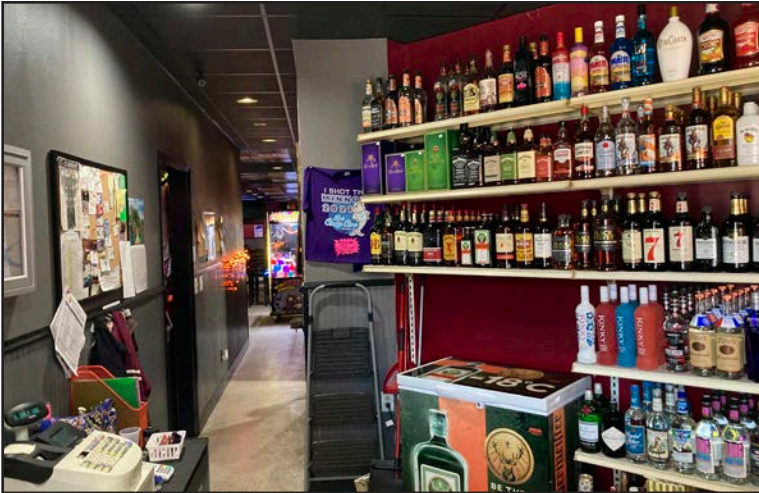


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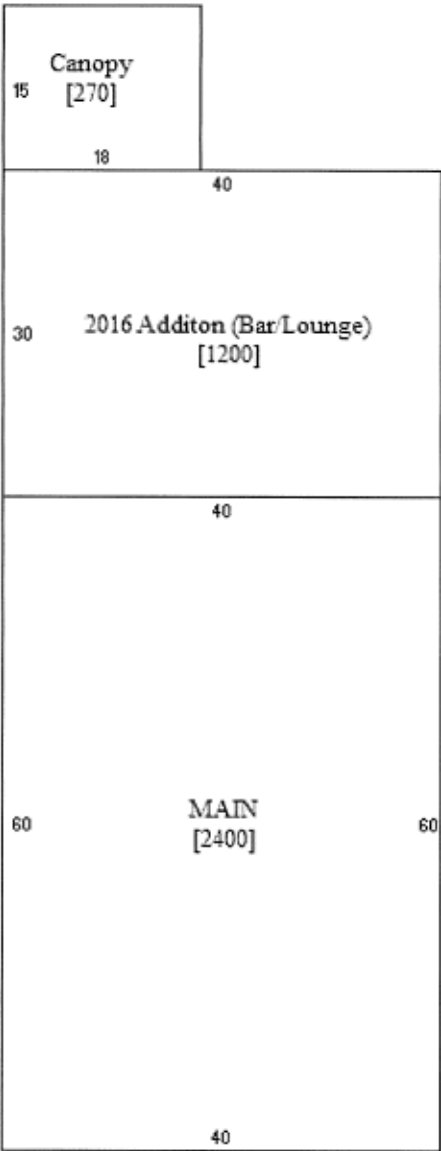
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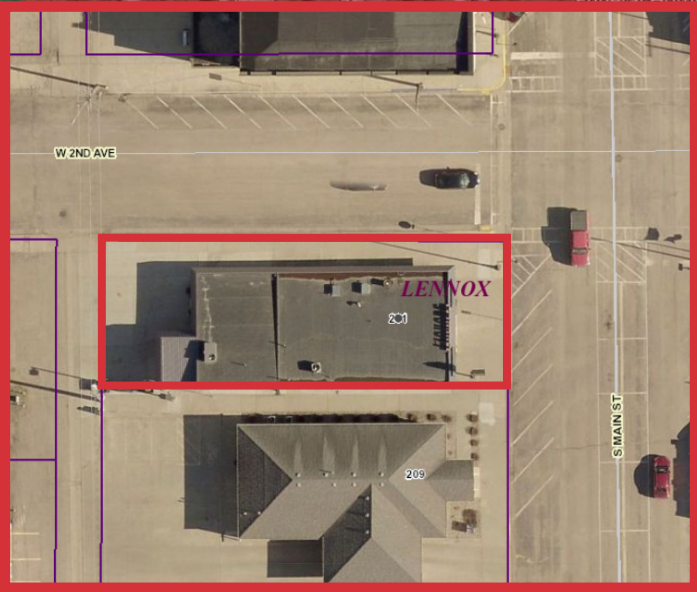
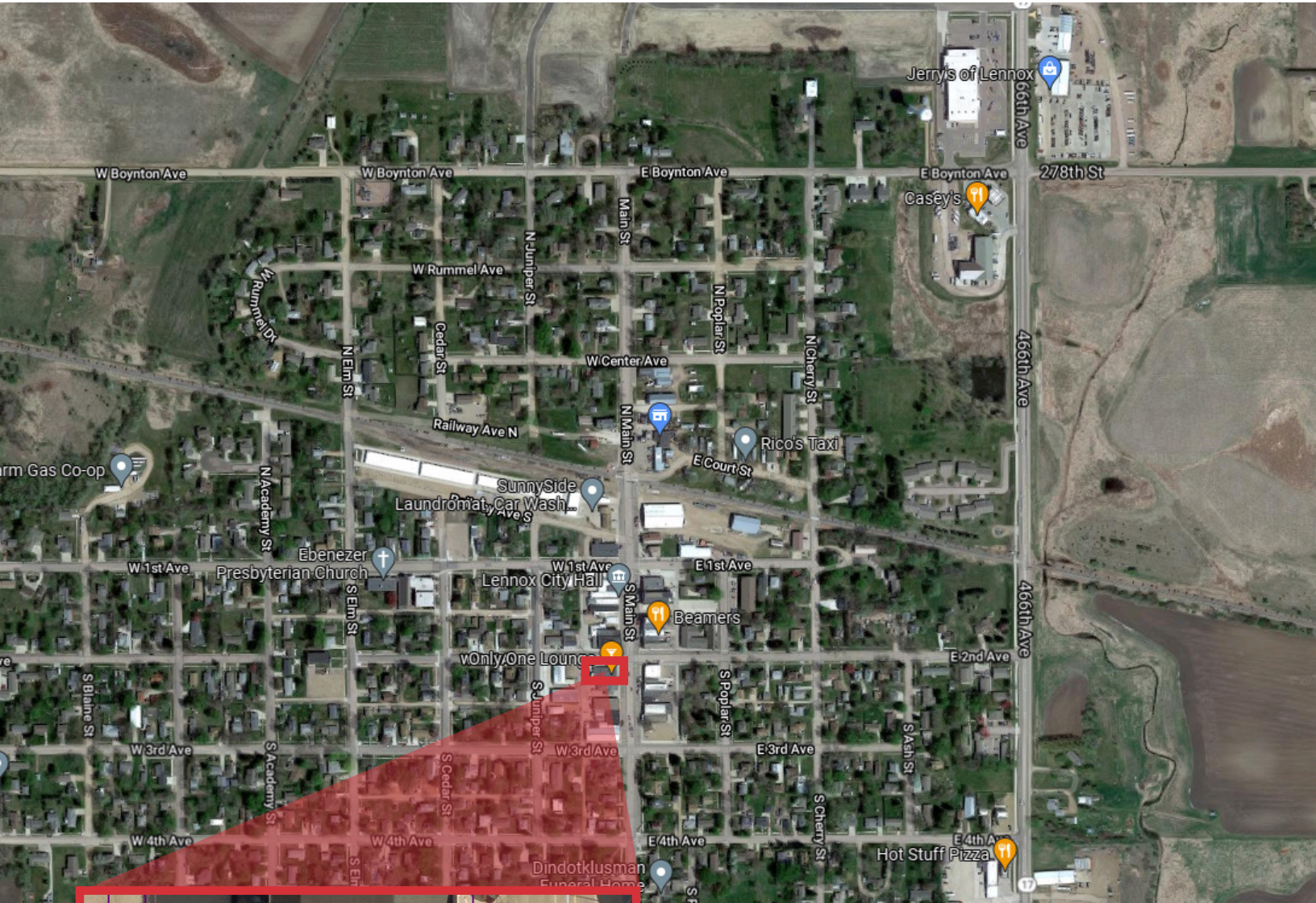
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4x8 Double Plastic Illum Sign



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