



## Former Buffalo Wild Wings

909 N West Ave, Sioux Falls, SD 57104

### Property Features

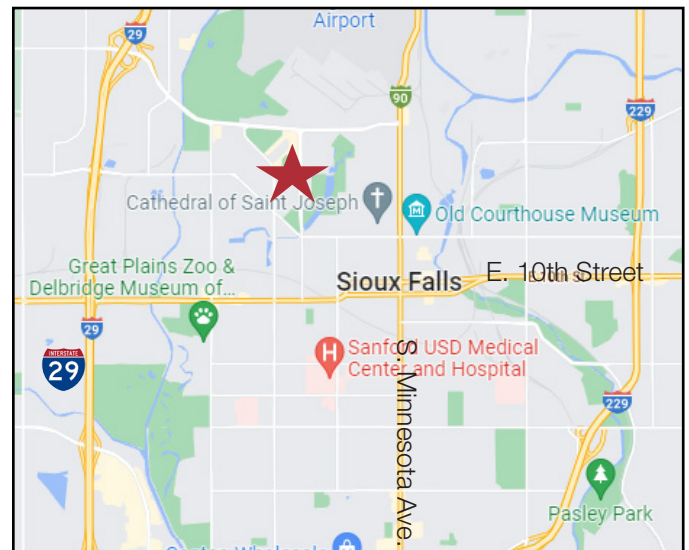
- 7,872 sq. ft. restaurant building
- Recently operated as Buffalo Wild Wings
- Year built: 1963; Renovated: 2001
- Roof replaced in 2019
- HVAC upgrades
- Large lot: 51,100 sq. ft. (1.17 acres)
- 102 paved on-site parking
- Ample building signage
- Pylon on West Ave.
- Included FF+E list available
- Liquor license is included in price
- Sports bar identity
- Broker must be present at showings

### Pricing

- Sale price: \$2,950,000
- 2021 Taxes: \$21,140

### Location

- Highly captive market area
- Located in Sioux Falls' Entertainment District and is within walking distance to Denny Sanford Premier Center, Sioux Falls Convention Center, Howard Wood Field, Sioux Falls Canaries Stadium, and the South Dakota Military Heritage Alliance
- The Premier Center alone hosts 700,000+ people every year



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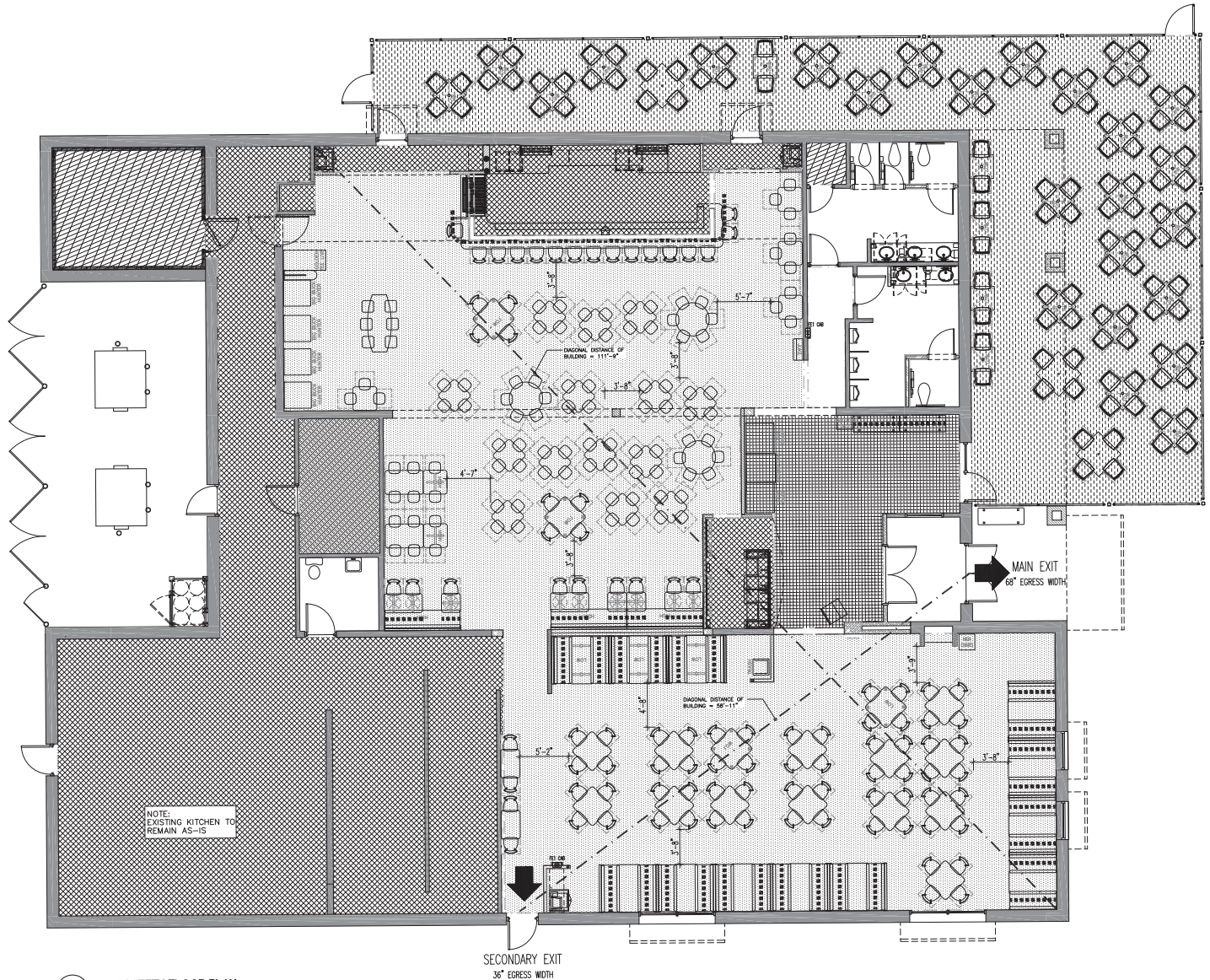
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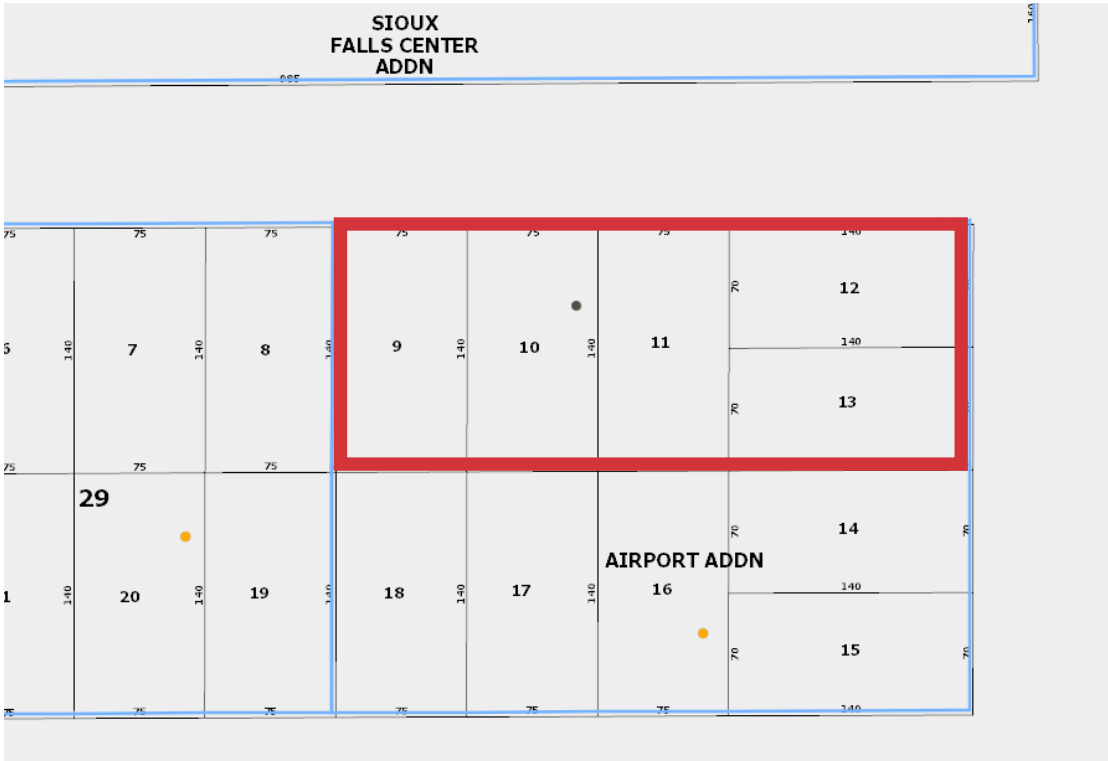




01 LIFE SAFETY FLOOR PLAN  
SCALE: 3/16"=1'-0"



For Sale  
Restaurant Building



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