

PRICE REDUCTION



909 N West Avenue
Sioux Falls, SD 57104

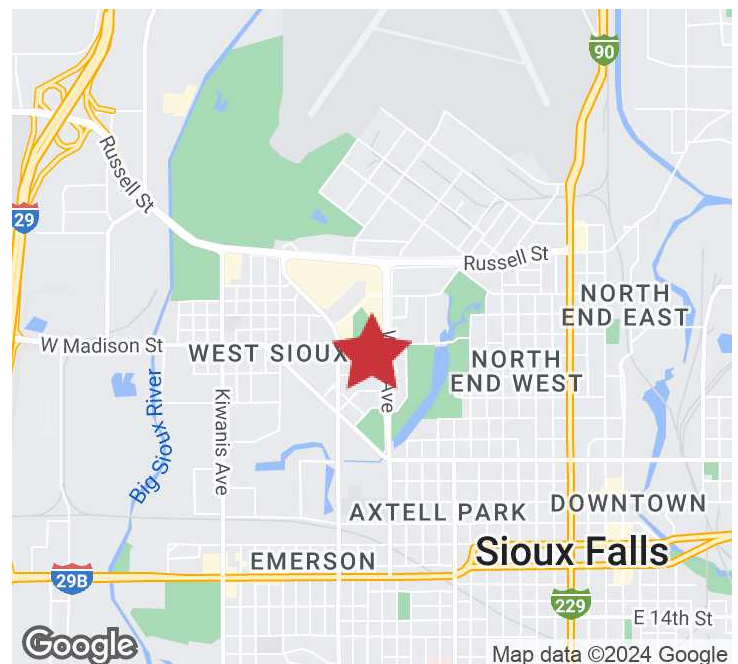
PROPERTY HIGHLIGHTS

- Recently operated as Buffalo Wild Wings and currently operating as a Non Franchise Sports Bar
- Roof replaced in 2019
- HVAC upgrades
- 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
- Sale price does not include Sound System, Audio Visual Equipment for on stage performances

LOCATION DESCRIPTION

Located in Sioux Falls' Entertainment District and is within walking distance to Denny Sanford Premier Center and Sioux Falls Convention Center

Sale Price	\$1,850,000
Building Size	7,872 SF
Lot Size	1.17 AC (51,100 SF)
Year Built/Renovated	1963/2001



RYAN AMMANN
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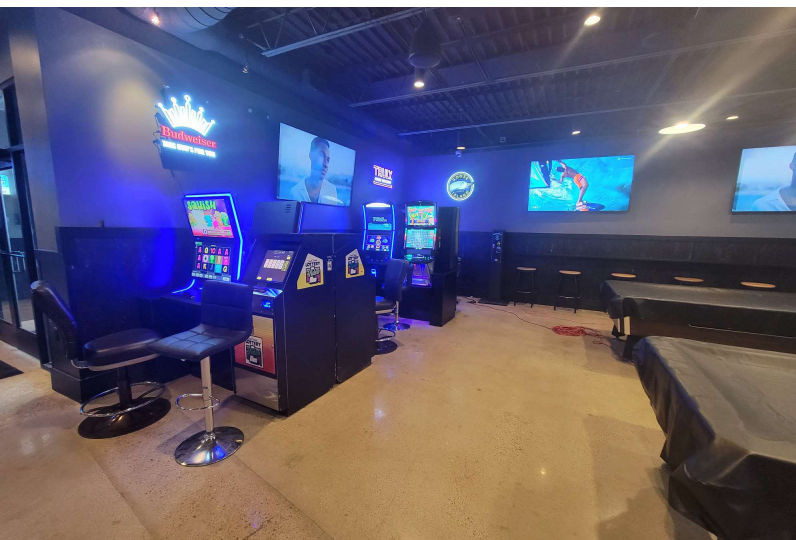
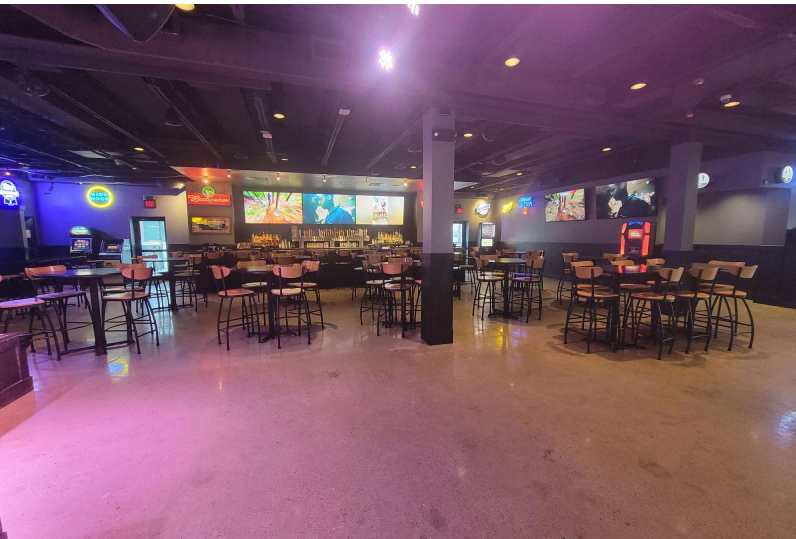
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
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PHOTOS

FORMER BUFFALO WILD WINGS
909 N West Ave, Sioux Falls, SD 57104

FOR SALE

Restaurant/Bar Property



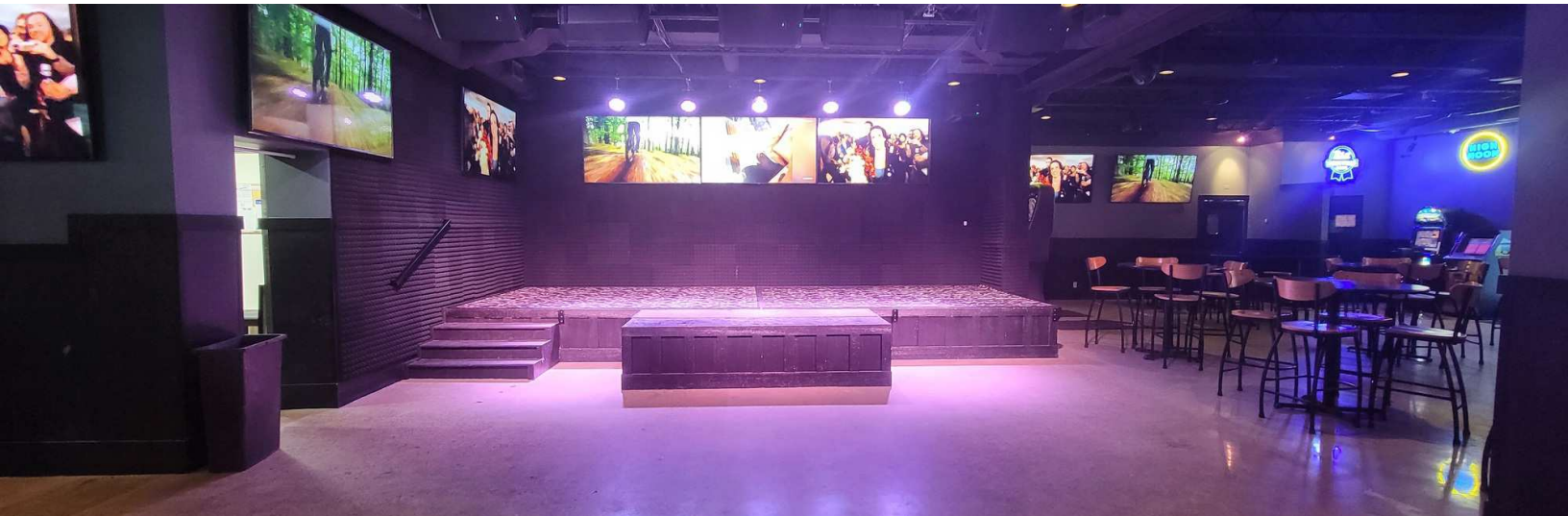
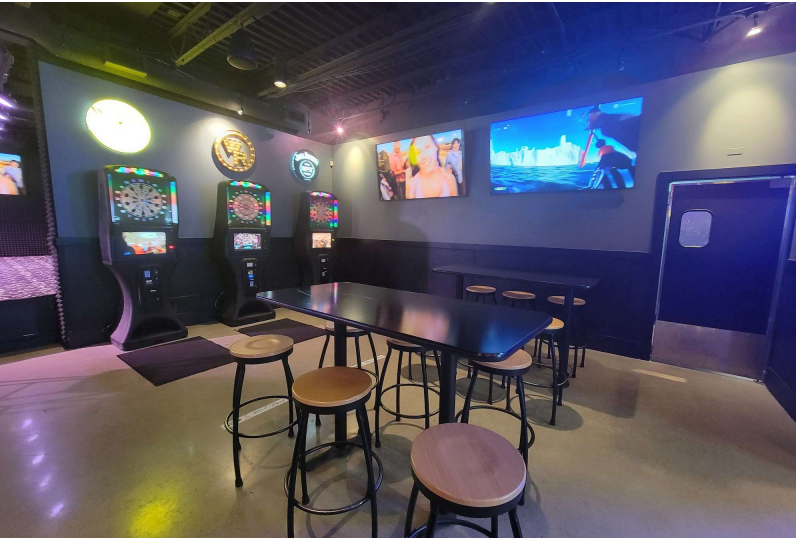
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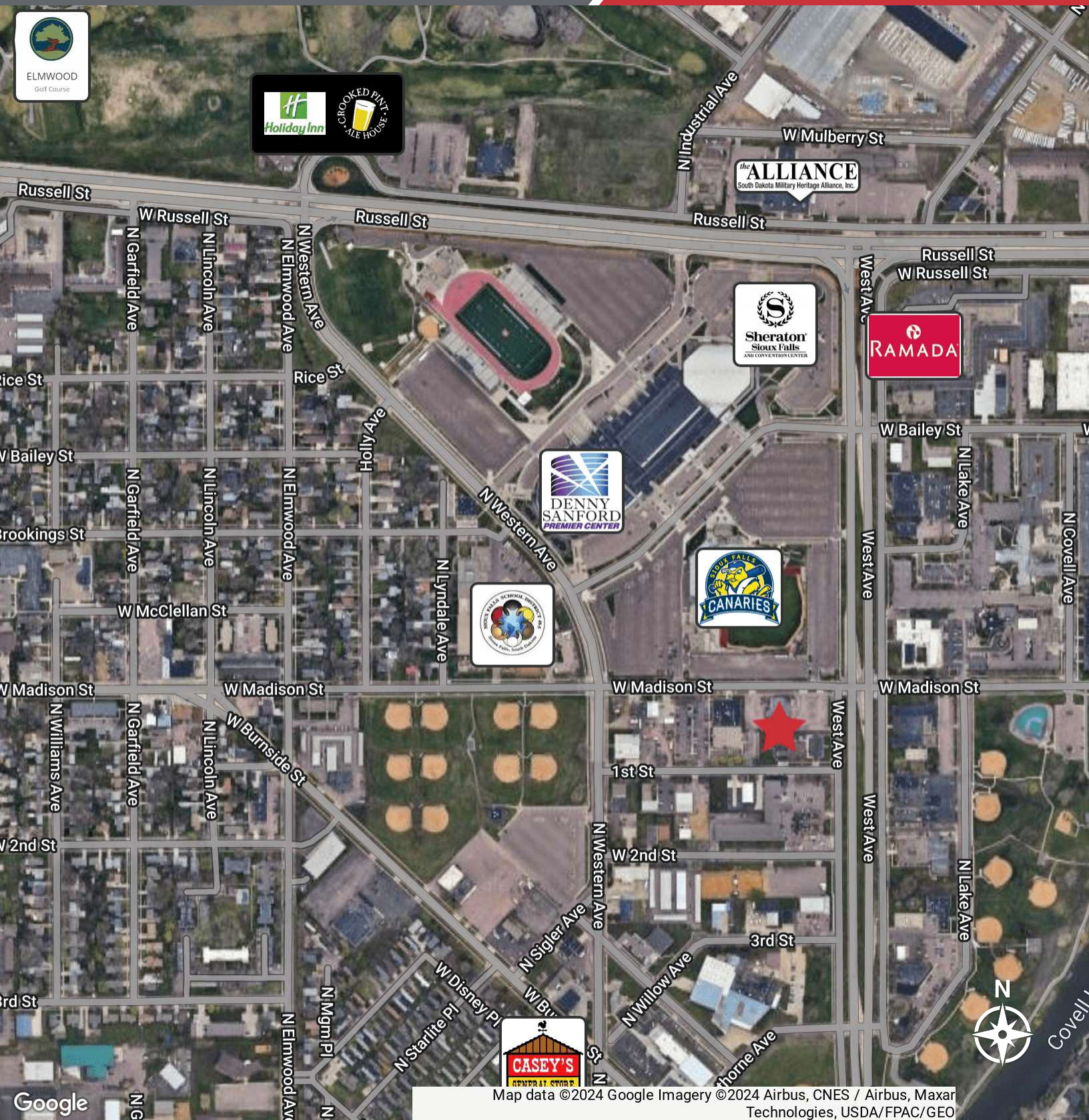
FOR SALE

Restaurant/Bar Property



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FOR SALE
Restaurant/Bar Property



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