

# RESTAURANT BUILDING FOR SALE

103 & 105 W Main Street, Elk Point, SD



**2 BUILDING FOR SALE  
\$475,000**



**CALL TODAY!  
KJ 712-251-9905  
JENNIFER  
712-266-5972**

**PROPERTY PROS**  
*Group*

CENTURY 21  
COMMERCIAL  
ProLink  
Century 21 ProLink  
1114 4th Street, Sioux City, IA 51101

**GREAT LOCATION**



# **DOWNTOWN**

*LOCATED ON W MAIN STREET*

# **CONVENIENT**

*MINUTES FROM I29*

# **VERSITAL**

*SEVERAL MIXED-USE SPACES*

## **103 & 105 W MAIN ST**

- 2 BUILDINGS
- 5,200 SF TOTAL
- RESTAURANT ON NORTH SIDE
- RETAIL SPACE ON SOUTH SIDE
- LIQUOR LICENSE INCLUDED IN SALE
- SALE INCLUDES F, F & E.
- INCLUDES TWO RENTAL APARTMENTS



**RESTAURANTS**  
**SEATS OVER 100**



**FULLY EQUIPED**  
**KITCHEN**



**PARTY ROOM OR**  
**ADDITIONAL**  
**SEATING**



KJ WINGERT, CIN  
JENNIFER ROSE BASS,  
MBA, CCIM, CIN  
LICENSED IN IA, NE & SD

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 [www.propertyprosgroup.com](http://www.propertyprosgroup.com)

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# ADDITIONAL PHOTOS



KJ WINGERT, CCIM, CIN  
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# SIouxLAND STATS

Number 1  
**ELEVEN**  
Times

#1 Metro for Economic Development  
with Population of 200,000 or less.



SITeseLECTION

- 2007 #1
- 2008 #1
- 2012 #1
- 2013 #1
- 2015 #1
- 2016 #1
- 2017 #1
- 2019 #1
- 2020 #1
- 2021 #1
- 2022 #1

## AT A GLANCE

### METRO POPULATION 2020

Woodbury County, IA	105,941
Plymouth County, IA	25,698
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	14,399

**SIoux CITY METRO 173,226**

### HOUSEHOLDS BY INCOME 2020

# of Households	56,113
Median Income	\$61,399

## NATIONAL RECOGNITIONS

SIoux CITY RANKED #7  
MOST LIVABLE SMALL CITY IN THE U.S.



SIoux CITY RANKED #5  
MOST AFFORDABLE TRENDY  
CITIES WHERE YOU CAN STILL BUY A HOME



SIoux CITY METRO RANKED #1  
ECONOMIC DEVELOPMENT PROJECTS  
FOR POPULATION UNDER 200,000



## TOP EMPLOYERS



## MEDIAN INCOME

2020 HOUSEHOLD

SIoux CITY, IA	\$57,750
SOUTH SIoux CITY, NE	\$56,744
DAKOTA DUNES, SD	\$99,034



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