

LISTING DETAIL

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MLS # **86769**
 Status **ACTIVE**
 Type **Business/Land/Building(s)**
 Address **1401 Laurel Street**
 Address 2
 City **Whitewood**
 State **SD**
 Zip **57793-0000**
 Area **Whitewood**
 Class **COMMERCIAL/INDUSTRIAL**
 Asking Price **\$999,900**



GENERAL

Selling N/A	Number of Acres 0.89	Approx Building SQFT 8,424
Legal Ownership Limited Liability Company	Lot Size .89 Acres	# of Building Levels 1
Use Restaurant/Bar	Frontage	Year Built 1974
Liquor License Yes	Subdivision Outlots	Year Remodeled
Malt Beverage Yes	Business Name Building & Lot Only	Parking Spaces 24
On Premises Yes	Owner Name VNLT LLC	Desc. of Going Concern
Off Premises No	What is for Sale Building & Lot Only	Directions From I-90 take exit 23 to laurel St., and the restaurant will immediately be on your right.
	Legal Lot 1 of Tract A Outlots Subdivision, City of Whitewood, Lawrence County, South	

FEATURES

CONSTRUCTION Frame	UTILITIES-WATER City Water	TERMS Cash, New Loan
SIDING Wood Siding, Metal Siding	PARKING Paved, Parking Lot	POSSESSION Negotiable
ROOF Metal	OCCUPANT Owner	
DOCUMENTS ON FILE Other (See Remarks)	SAFETY FEATURES Smoke Detectors	
SHOWING INSTRUCTIONS Appointment Only, Call Agent, Other-See Addendum	EXTRAS Fireplace, Hi-Traffic Location, High Visibility, Highway Access	
BASEMENT/SUBSTRUCT Slab		
HEATING Natural Gas, Forced Air		
COOLING Refrig. C/Air		
UTILITIES Gas Master Meter, Electric Master Meter, Water Master Meter		
SYSTEMS Breaker		
UTILITIES-ELECTRIC Black Hills Energy		
ELECTRIC-LOCATION To Lot		

REMARKS

Prime investment opportunity in Whitewood! This turn-key restaurant and bar sits right off the Interstate exit in a busy, high-traffic area. Offering 8,424 sq. ft. on .89 acres with ample parking, it features a full bar with liquor and malt beverage license, complete commercial kitchen, fireplace, 6x10 walk-in cooler, 11x11 walk-in freezer, restrooms, and a wide outdoor deck for dining. Guests can enjoy 2 pool tables, a dart machine, and 3 lottery/slot machines. This property also includes a massive, attached shop with two oversized bay doors. Perfect for an owner-operator or investor looking for a high-visibility, fully-equipped establishment. Listed by Jeffery Christians, Real Broker LLC, 605



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