



Tre' Lounge

601 W. 33rd Street, Sioux Falls, SD

Property Features

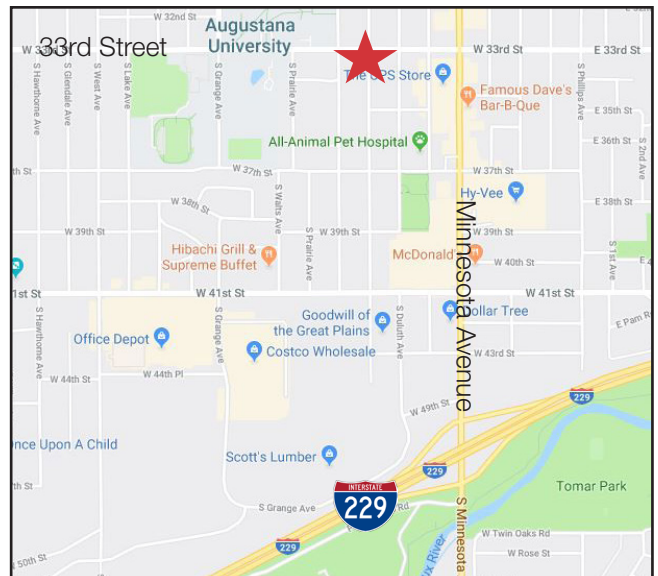
- Building size: 7,314 sq. ft.
- 4,144 sq. ft. lower level includes private offices, locker rooms, kitchen/food prep area, storage & a 24' X 50' banquet room
- Lot size: 51,351 sq. ft.
- Year built: 1983, remodeled 2005
- Approximately 1,360 sq. ft. concrete patio
- Building & monument signage
- Parking: 54 spaces
- Space can be divided for multiple tenants

Pricing

- Price reduced: \$1,275,000 (\$174.32/sq. ft.)
- Lease rate: \$10,000/ month NNN
- Estimated NNN expenses: \$5.50/ sq. ft.
- All FF&E included in sale
- 2019 Real Estate Taxes: \$28,668.40
- Cap rate: 9%

Location

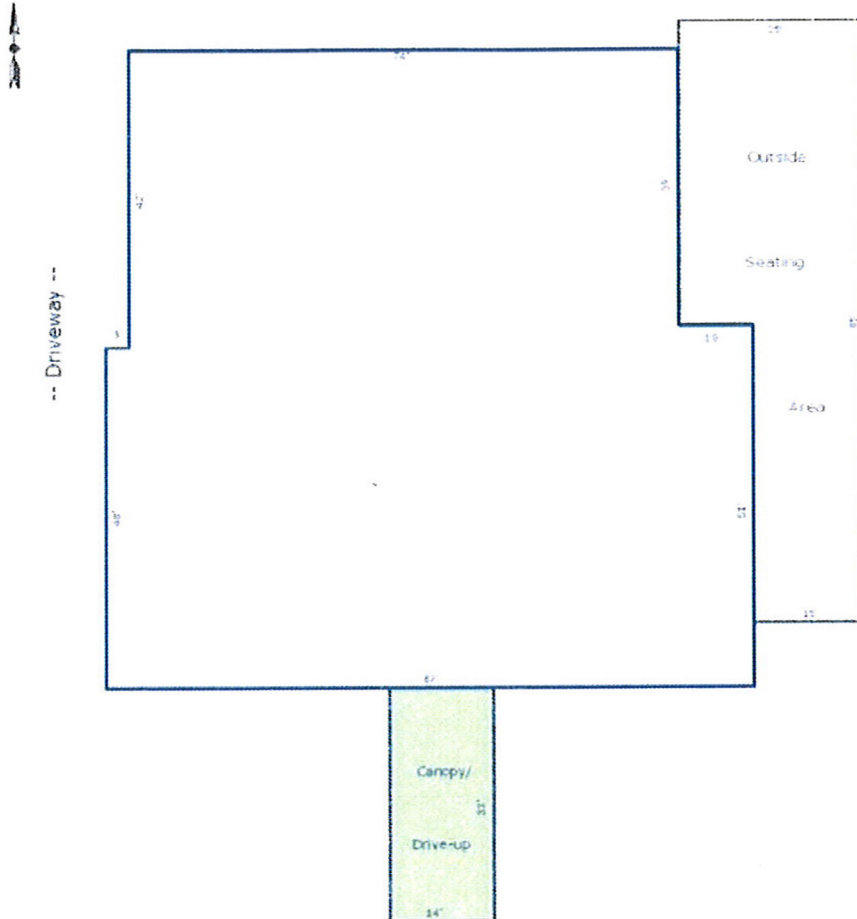
- Located on the southwest corner of 33rd Street and Spring Avenue
- Area neighbors include: Breadsmith, Bagel Boy, US Bank, Re/Max Professionals, Suburban Lanes, Golden Bowl Chinese Restaurant, Juice Stop



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W. 33rd Street



S. Spring Avenue

PARKING LOT



For Sale or Lease
Restaurant/
Lounge



