

PROPERTY PROFILE

LUTTER REALTY
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Price: **\$550,000.00**

Location: **424 Main Street**



Great Turn-Key Business Opportunity

Legal Description: Lot 1 VFW Addition, Spink County, Redfield, South Dakota

Zoned: <u>Commercial</u>	2011 Real Estate tax: <u>\$1,674.74</u>	Lot Size: approx. <u>0.47 Acre</u>	
Square Feet : <u>4,396</u>	Street: <u>Hard surfaced</u>	Curb & Gutter: <u>Yes</u>	Seating Capacity: <u>311</u>
Landscape: <u>Natural</u>	Stories: <u>Main Floor & Basement</u>	Entrances: <u>4</u>	Bathrooms: <u>4</u>
Water: <u>City</u>	Sewer: <u>City</u>	Siding: <u>Brick</u>	Roof: <u>Rubber</u> (New in 2008)
Heating System: <u>Natural gas forced air</u> (New in 2010)		Air Conditioning: <u>Central</u> (New in 2010)	

Recently Remodeled!! The “Old Rooster” steakhouse & casino opened in 2010 and quickly turned it into “THE PLACE” to go in Redfield for family and people of all ages for meals, wedding receptions, meetings, parties, class reunions and family reunions. On the main floor enjoy a meal, with a wide variety of delicious options on the menu. If you’re so inclined, you can have a beverage of your choice with your meal or without your meal at the bar. Take your chances at the video lottery machines available in the upper bar area. The lower floor houses a large spacious area with a kitchen, a bar, dart boards and pool tables. Dart league plays on Thursday evenings. Planning a party, meeting or get together? With the two floors, The Old Rooster will seat approximately 300 people. Upper floor will seat 175 to 200 people for larger parties and the lower floor will seat 100 to 150 people. For those of you who would like to host an outside party, the spacious patio overlooking Turtle Creek and the Redfield City Park is the perfect place! Located on North Main Street, The Old Rooster is easy to find! The hard work is done! The Redfield community needed and wanted a place like this and have overwhelmingly supported it! Good Service, Good Food and a Friendly Atmosphere make the “ Old Rooster” an excellent business opportunity for someone to take advantage of!

ALL AREAS, DIMENSIONS AND REAL ESTATE TAX ARE APPROXIMATE
Information comes from the offices of the Spink County Assessor and Treasurer
This information is deemed to be reliable, but not guaranteed

