

PROPERTY PROFILE

LUTTER REALTY
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Price: \$349,000.00

Location: 424 Main Street



Great Turn Key Business Opportunity!!!

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

Zoned: <u>Commercial</u>	2017 Real Estate tax: <u>\$2,805.88</u>	Lot Size: approx. <u>.47 Acres</u>	Year Built: <u>1958/1959</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>One</u>	Entrances: <u>4</u>	Bathrooms: <u>4</u>
Water: <u>City</u>	Sewer: <u>City</u>	Insulation: <u>Refer to Property Condition Disclosure</u>	Siding: <u>Brick</u>
Roof: <u>Rubber</u>	Heating System: <u>Natural gas forced air</u>	Air Conditioning: <u>Central</u>	

Turn key RUNNING opportunity in a progressive community! Remarkable restaurant/bar with an upper and lower kitchens, upper and lower bar areas, upper and lower dining areas, stage and dance floor, spacious server area, and a very nice outdoor patio overlooking Turtle Creek and the city park. Also included is a video lottery area and two pool tables (leased). The Point of Sale computer system was a great addition to this business. There are 6 flat screen TV's throughout the business that will stay along with other décor items. The current owners employ 12 to 14 people. Redfield area is a progressive community with a new grade and high school being built, new runway at airport being built and a growing number of residential homes in the newest addition to Redfield.

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