

2409 W RUSSELL STREET
SIOUX FALLS, SD

**AVAILABLE - Build to Suit
or Land for Sale**
Commercial Land



PROPERTY DESCRIPTION



Zoning: C-2 District **Acreage:** 0.713 Acres **Land Sale:** \$16 PSF
RE-3 Form **Lot Area:** 31,060 SF

- Area neighbors include: Elmwood Golf Course, Denny Sanford Premier Center (booked throughout the year with different events), Sioux Falls Arena, Howard Wood Field, brand new Holiday Inn & Suites, Sheraton Hotel and Ramada Resort Hotel.
- One of the only available frontages on West Russell Street.
- Drive through concept available.
- Liquor and beer license available for the site.
- Close to 1-29 exit.
- A member of the ownership group is a licensed real estate broker with the State of South Dakota.

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CONCEPTUAL SITE PLAN

RESTAURANT CONCEPT

Building Square Footage: 4,590 SF (Up To 7,500 SF)

Available Suites: 1-3 Total

Parking Shown: 42 Spaces

SUITE 1 - 3: 4,590 - 7,500 SF, W/ DRIVE THRU (AVAILABLE)

Lease Rate: \$19 PSF NNN

Contact Broker
Vick Patel
Office: 605.610.6866
Cell: 605.376.3183

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