



FALLS LANDING BAR & GRILL

RESTAURANT BUSINESS FOR SALE



200 E 8th St,
Sioux Falls, SD 57103



2,100 SF +/-



\$249,900

LOCATION

Prominently located downtown, just off the corner of Phillips & 8th Street. The subject site overlooks the Big Sioux River with patio views of the bike trail, the Arc of Dreams, Cherapa Place, and the Cathedral.

DESCRIPTION

- Fully equipped "turn-key" Restaurant and Bar
- Falls Landing Bar & Grill is located within Country Inn & Suites with two additional exterior entrances
- Falls Landing Bar & Grill caters to the hotel conference room
- Common area restrooms
- Capacity for 27 tap beers
- 3 (Future Software) POS Stations
- 1 ATM
- Interior remodeled in June of 2020
- Occupancy serves 80; current inside seating includes 4-top tables, three 6-top tables, two 8-top tables, and 11 seats at the bar
- Additional outdoor patio seating overlooking the Big Sioux River
- Sale includes a beer & wine license
- Sale includes FF&E
- Contact Broker for lease terms; lease includes electric and cable TV, tenant pays net rent plus gas in the kitchen

SCOTT BLOUNT | 605.231.1882 | scott@lloydcompanies.com

FEATURES

- 6 TV Monitors
- 3 POS Stations (future software)
- 6' x 8' Dry Storage
- 6' x 10' Walk-In Beer Cooler
- 12' Hood System with Ansul
- 4 Burner Gas Stove
- 3' Flat Griddle
- 2' x 2' Char Broiler
- 2 Well Deep Fryers
- 6' Sandwich Prep Table
- True Reach-In Freezer
- Ice Maker (160 lbs)
- Reach-In Cooler
- 3 Compartment Sink
- Automatic Dishwasher
- Reach In Condiment Cooler
- 8' x 10' Walk-In Keg Cooler
- 6' x 10' Walk-In Freezer
- Office
- Security System
- Common area restrooms
- Landlord does preventative maintenance on hood
- Cable TV is paid by hotel
- Only utility bill is gas for kitchen use

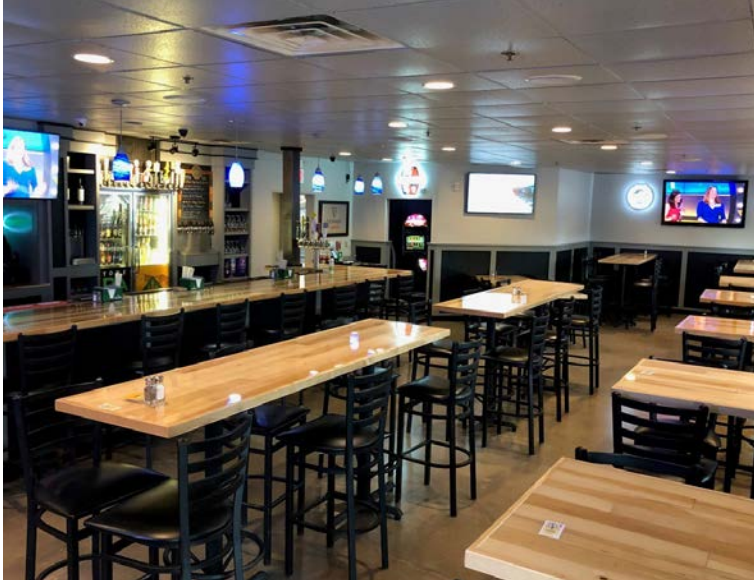
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



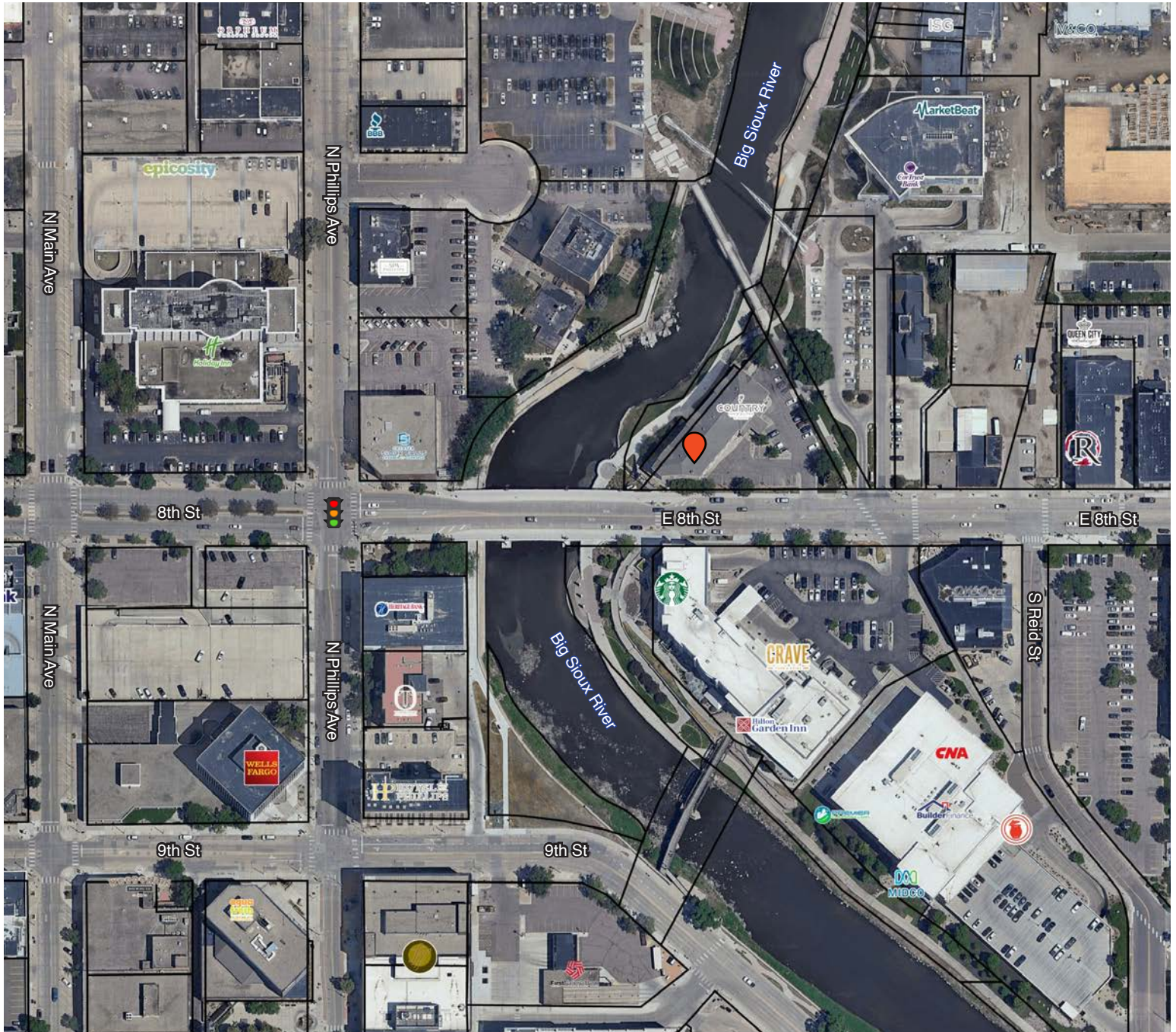
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SITE MAP



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AREA MAP



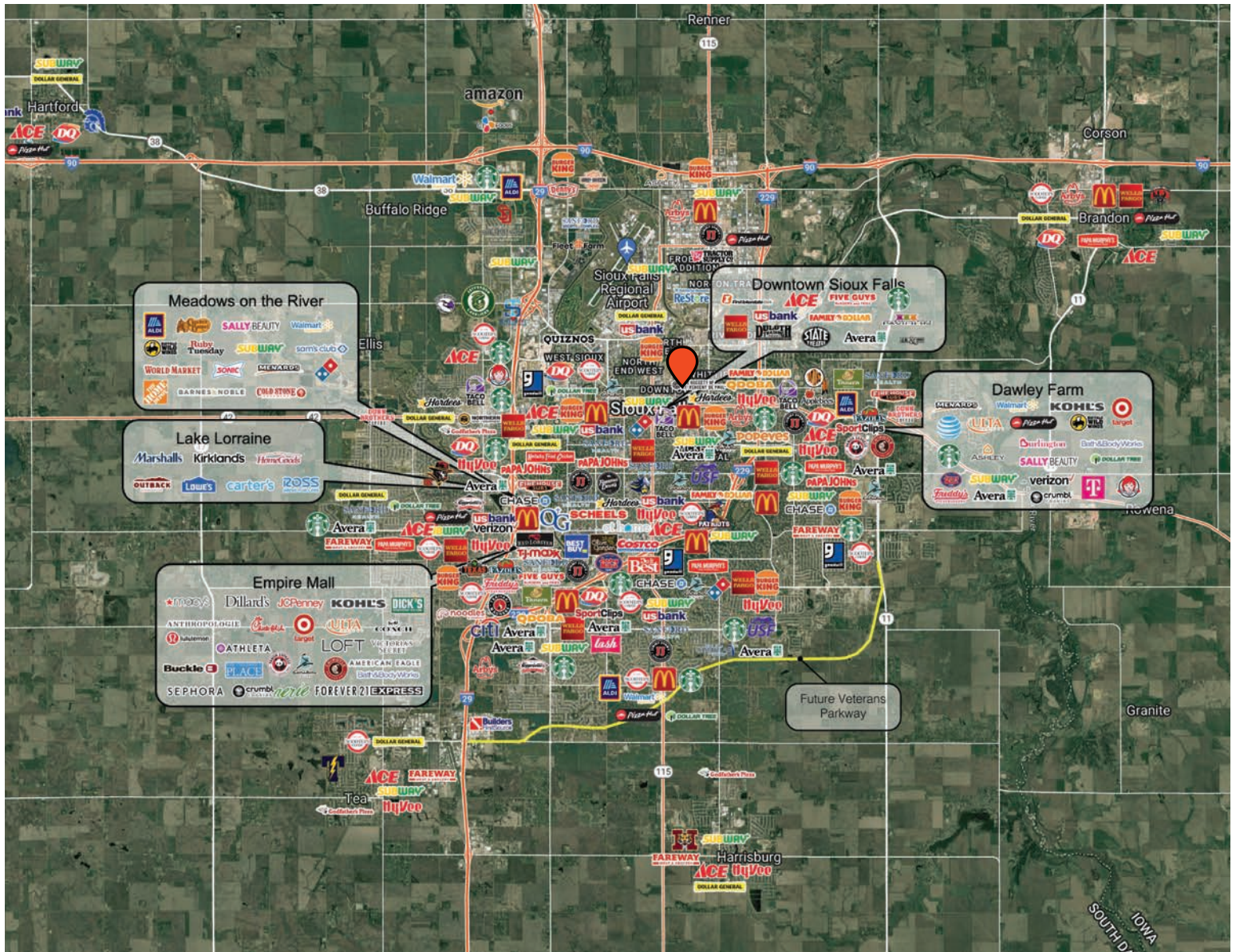
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CITY MAP



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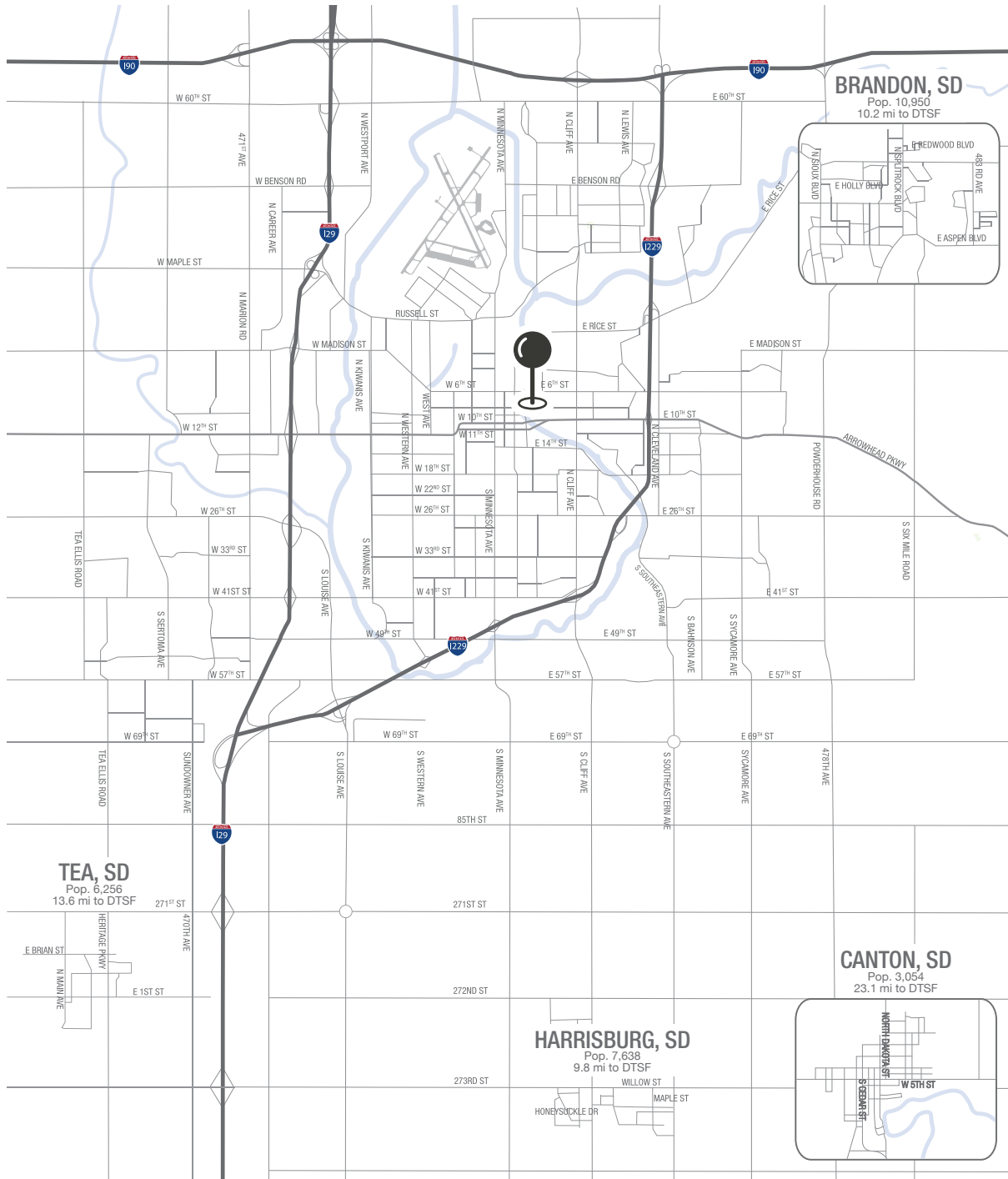
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

FAST FACTS



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505