

PRICE REDUCED BY OVER \$500K

FULL-SERVICE RESTAURANT OPPORTUNITY COMPLETELY “TURNKEY”

INCLUDES A LIQUOR LICENSE



901 W RUSSELL STREET
SIOUX FALLS, SOUTH DAKOTA



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Property Facts



Lloyd Commercial Real Estate is pleased to present a turnkey restaurant investment opportunity in Sioux Falls, South Dakota. The property was fully renovated in 2024, including a new Class 1 hood system, updated finishes, and extensive FF&E. A fully equipped kitchen, dining furniture, and an existing liquor license create a true turnkey platform, allowing you to continue the prior concept or launch your own. Positioned along a high-traffic corridor near an entertainment district and the Sioux Falls Regional Airport, the location offers built-in traffic and strong visibility. The surrounding area supports the site with a daytime population of 9,586 within one-mile and limited casual dining competition, creating space to capture unmet demand. Proximity to I-29 and downtown Sioux Falls further expands the trade area and operational reach. Available now.

Fast Facts

- **Address:**
901 W Russell St, Sioux Falls, SD 57104
- **Pricing:** \$1,950,000
- **Price / SF:** \$390.31
- **County:**
Minnehaha
- **Gross Building Area (GBA):**
4,996 SF +/-
- **Site Size:**
0.776 Acres +/- (33,800 SF +/-)
- **Parking:**
52 surface parking stalls
- **Furniture, Fixtures, & Equipment (FF&E):**
Included in sale price; see pg4 for list
- **Liquor License:**
Included in sale price
- **Year Built:**
1980 / 2024 (renovation)
- **Real Estate Taxes:**
\$12,541.38 (2025 Taxes payable in 2026)

Building Features

- All new light fixtures throughout restaurant
- New LED lighting (interior & exterior)
- New booths, tables, & chairs
- Two (2) new rooftop HVAC Systems
- Newly installed Sprinkler System throughout
- New Audio/Visual System

Floor Plan Details

Single-story restaurant with two patron entrances, one on the west and one on the south. Guests are welcomed to a check-in area, waiting area, and restrooms. The centrally located kitchen divides the space, with one half designed for traditional dining and the other for bar seating and service.

SCOTT BLOUNT

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Equipment List

Kitchen Equipment

- 16 ft Hood System with Ansul
- 12' x 18 Walk in Cooler
- 3 ft Vegetable Prep Sink
- 4 ft Traulsen Reach in Freezer
- 2 ft Traulsen Reach In Freezer
- 2 ft Everist Reach in Cooler
- 2- 4 ft Avantco Reach In Cooler
- 4 ft Avantco Sandwich Prep Table
- 8 ft Delfeld Sandwich Prep Table
- 3 Compartment Sink
- ADS Dishwasher System
- 2 ft Deep Fryer for Chips/Taco Shells
- 3 ft Cook Rite Flat Griddle
- 6 Burner Southland Gas Grill
- 2 Frymaster Deep Fryers
- Turbo Chef Conveyer Oven
- Serve Well 5 Compartment Steam Table
- Vulcan Chip Warmer
- Hobart Mixer
- Manitowoc 400 lb Ice Machine
- All Smallware's equipment and Kitchen Pots and Pans

Bar Equipment

- 2-2 ft Reach In Beer Coolers
- 8 ft Reach In Beer Cooler
- Beer Tap System with 6 Taps and Glycol System
- Jackson Dishwasher
- 2 ft Reach In Cooler



For a comprehensive list of Furniture, Fixtures, & Equipment (FF&E), we encourage interested parties to reach out to the Broker.

Parcel Map



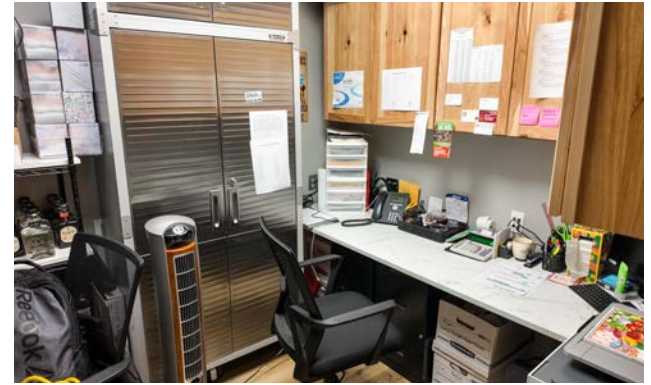
Size	2025 Taxes (Payable 2026)
0.532 Acres 23,180 SF +/-	\$11,820.04
0.244 Acres 10,620 SF +/-	\$721.34
0.776 Acres 33,800 SF +/-	\$12,541.38



Exterior Photos



Interior Photos



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2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,181	64,263	151,238	314,596
Projected Population (2030)	9,586	68,299	160,900	341,444
Daytime Population	12,275	106,191	192,994	314,319
Median Age	37.7	36.0	37.3	36.9
Area Households	3,512	27,320	62,949	124,541
Median Household Income	\$59k	\$63k	\$70k	\$83k
Median Home Value	\$203k	\$240k	\$3291k	\$327k
Educational Attainment (Associates Degree +)	29.8%	41.2%	47.8%	52.2%

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Area Map



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