

FOR SALE: CJ CALLAWAYS BUILDING

500 East 69th Street
Sioux Falls, SD 57108



***BUILDING SIZE:** 23,800 +/- SF
PRICE: \$3,600,000.00
TERMS: Cash
TAXES: \$64,773.82
YEAR BUILT: 1998
LAND SIZE: 128,257 SF/2.94 acres
ZONING: OFFICE/RE-3

**All references to square footage are approximate. Buyers are encouraged to conduct their own independent investigation and rely only upon those results.*



**For more information,
please contact:**

Kristen Zueger, SIOR

p: 605.271.2234

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e: Kristen@VBCLink.com



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PROPERTY INFORMATION

- Fabulous opportunity to purchase this high-end property perfect for a church, office or medical use, or an entertainment venue.
- Multiple spaces currently include pub area, casual restaurant, fine dining, casino, and event/convention space, along with outdoor patio areas.
- Adjacent to Prairie Green Golf Course, this location boasts spectacular views and a serene setting.
- Three event rooms - the Event Center (seats 330), and the Emerald and Burgundy Rooms, both which seat 50, boast state-of-the-art technology capabilities and beautiful decor.
- Located on highly traveled 69th Street, just east of Minnesota Avenue with a 2017 traffic count of 16,800 vpd.
- Available immediately.
- All FF&E is negotiable under a separate agreement.
- Liquor license available for sale, negotiable under a separate agreement.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | [o: 605.361.8211](tel:605.361.8211) | [f: 605.361.8052](tel:605.361.8052) | [w: VBCLink.com](http://www.VBCLink.com)

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PHOTOS - THE PUB

“The Pub” is a casual dining and bar area, which also hosts video lottery. A friendly neighborhood atmosphere permeates this area of the building. There is also a separate “Party Room” for smaller special events, and a small casino room.

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PHOTOS - CJ CALLAWAYS RESTAURANT

“CJ Callaways” fine dining restaurant overlooks Prairie Green Golf Course. Full, large bar area and outdoor patio.

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PHOTOS - EVENT SPACE

The Event Center seats up to 330 guests and is equipped with state-of-the-art technology.



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PHOTOS - BACK OF HOUSE/EQUIPMENT

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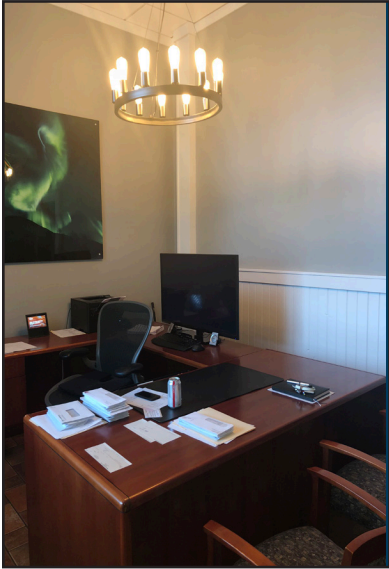
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MISCELLANEOUS PHOTOS

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EXTERIOR PHOTOS

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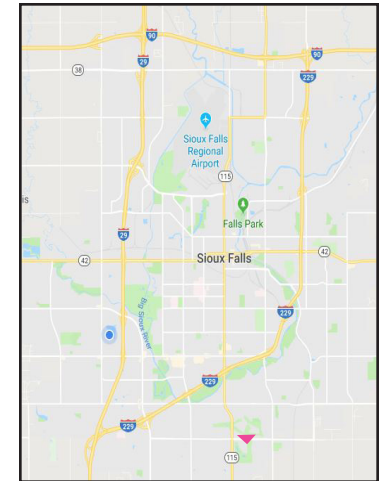
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AERIAL VIEW



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