



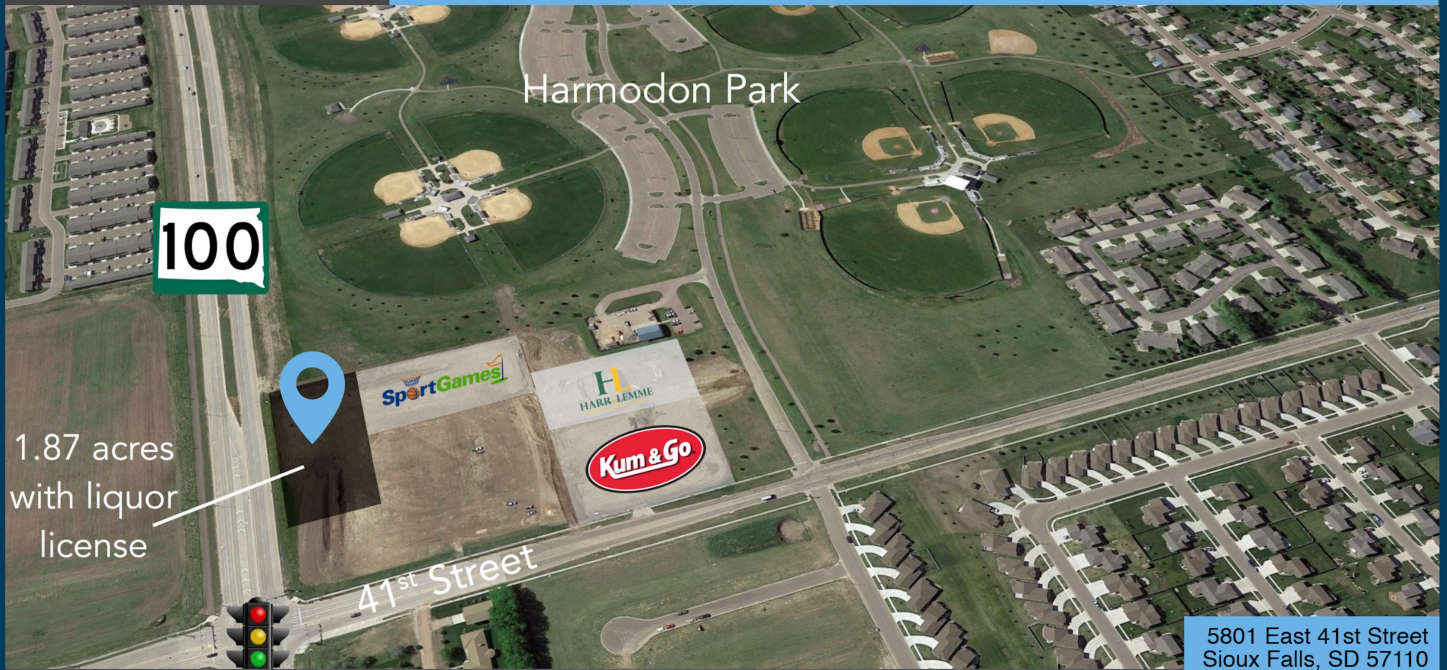
**HARMODON  
CROSSING**

# BAR + GRILL SITE

Highway 100 @ 41st Street

**FOR SALE**

**RESTAURANT SITE WITH LIQUOR LICENSE**



1.87 acres  
with liquor  
license

5801 East 41st Street  
Sioux Falls, SD 57110



**size**

1.87 acres



**price**

\$13.25 per square foot  
plus \$280,000 for liquor  
license



**development**

Several single-family, multi-family and commercial development projects are happening around this site!



**co-tenancy**

Kum & Go, The Attic, Dawley Farm Village, Harr-Lemme Real Estate, Copper Creek, Fareway Foods, Casey's General Store



**location**

Site is located adjacent to Harmodon Park ball fields (the largest ball fields in South Dakota with over 325,000 visitors annually)!



**liquor license**

This transaction will also include the transfer of a brand new City-issued full liquor license, at a price of \$280,000. This liquor license does not have any 60/40 food restrictions.

Information deemed reliable but not guaranteed. Co-listed with Harr-Lemme Real Estate



Lake Lorraine | 2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106  
VBClink.com | 605.361.8211



**605.376.0127**  
Ryan.Tysdal@VBClink.com

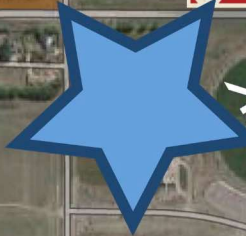


100

# COPPER CREEK

41ST STREET

E41st St



HARMODON PARK  
BASEBALL FIELDS



FUTURE FIRE STATION



FUTURE ELEMENTARY SCHOOL



## MASTER PLAT EXHIBIT - PRAIRIE CROSSROADS ADDITION

AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	49.11'	48.99'	N 05°11'30" E	14°04'12"
C2	200.00'	49.11'	48.99'	S 05°11'30" W	14°04'12"



LINE	BEARING	DISTANCE
L1	N 88°08'46" E	30.00'
L2	S 01°51'36" E	10.00'
L3	S 88°08'46" W	10.00'
L4	S 01°50'36" E	100.09'
L5	S 01°50'36" E	62.69'
L6	N 01°41'15" E	97.43'
L7	S 01°50'36" E	110.09'

**LEGEND**

- SET 5/8" REBAR W/CAP #6700
- FD. MONUMENT (AS NOTED)
- (R) RECORD INFORMATION
- (M) MEASURED DISTANCE
- AC. ACRES
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SQUARE EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- EASEMENT LINE
- PREVIOUSLY PLATTED LINE

**AREA MAP**  
 N.T.S.  
 SECTION 36, T10N, R49W  
 5TH P.M.

**NOTES:**  
 BASIS OF BEARINGS IS UTM-ZONE 14

**PREPARED BY:**

**Midwest Land Surveying, Inc.**  
 Land Surveying and GPS Consulting  
 211 E. 14th Street Suite 100  
 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-8901 FAX: (605) 274-8951



