

FLATS ON HAVENS

1525 West Havens Avenue, Mitchell, SD 57301

FOR
LEASE



Restaurant Space Inside Newly Developed Luxury Apartments



SIZE

+/- 10,000 sqft



PRICE

\$8,000 / mo
(Gross) + Utilities

Use of liquor license
is included in the
lease.



LOCATION

Located on the west side of Mitchell at the signalized corner of West Havens Avenue and HWY 37. This location offers excellent accessibility, an abundance of parking, and is visible to drive by traffic.



LAYOUT

Spacious and modern restaurant featuring a comfortable dining room with a central circular bar, raised seating area, and private office. Commercial kitchen equipped with a working hood, dish station, walk-in cooler/freezer, beer cooler, wine/liquor storage, and ample dry storage.



TRAFFIC

West Havens Ave:
10,982 vpd

Highway 37:
10,380 vpd



AREA TENANTS

Flats on Havens Luxury Apartments, County Fair Food Store, Lewis Pharmacy, Montgomery's Furniture, Dakota Wesleyan University, Sinclair Gas Station, Dairy Queen Grill & Chill, Cubby's Convenience Store, Los 3 Amigos

Information deemed reliable but not guaranteed.



(605)-361-8211 | vbclink.com

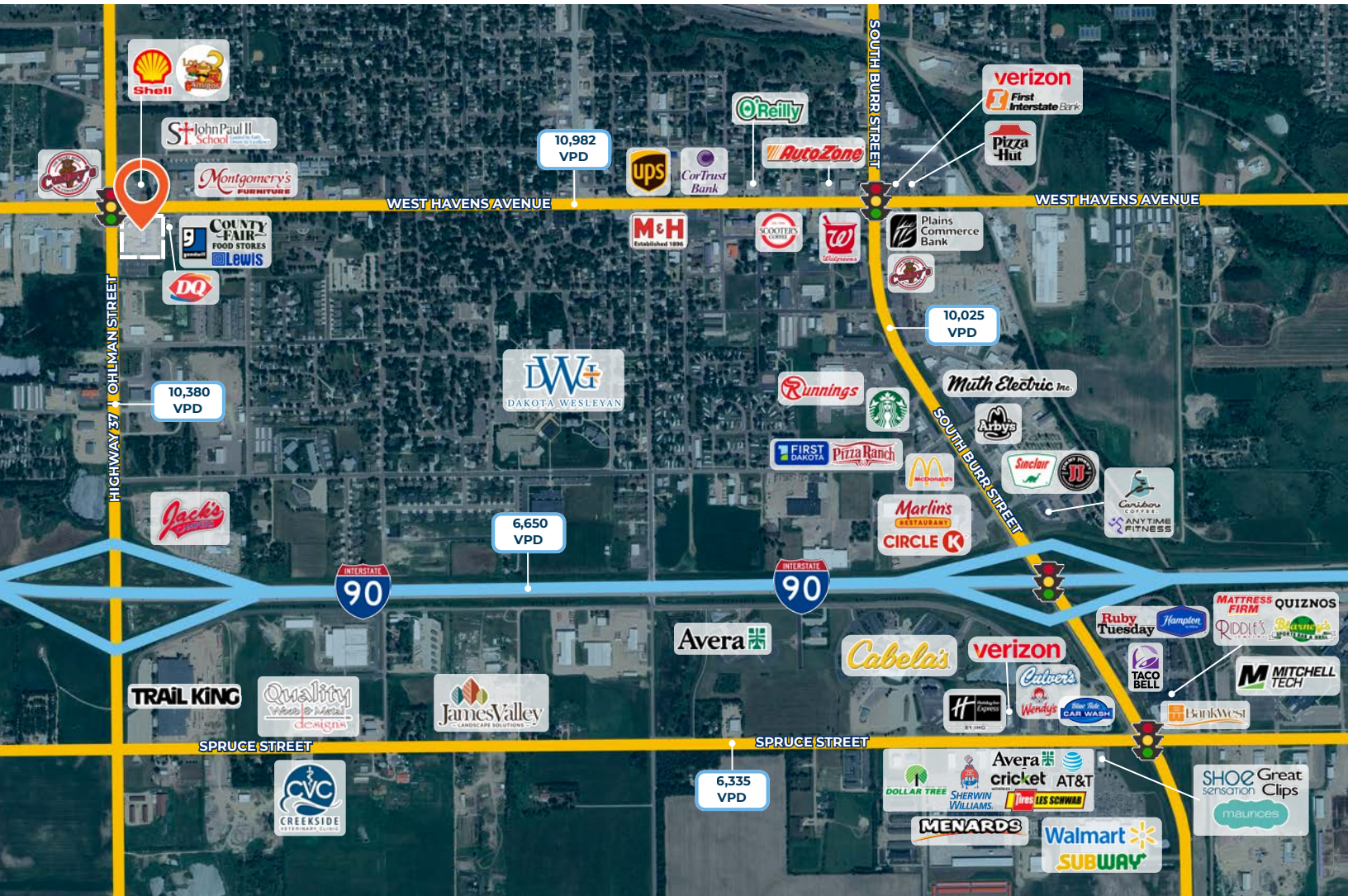
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512

autumn.kaufhold@vbclink.com

AREA RETAIL MAP



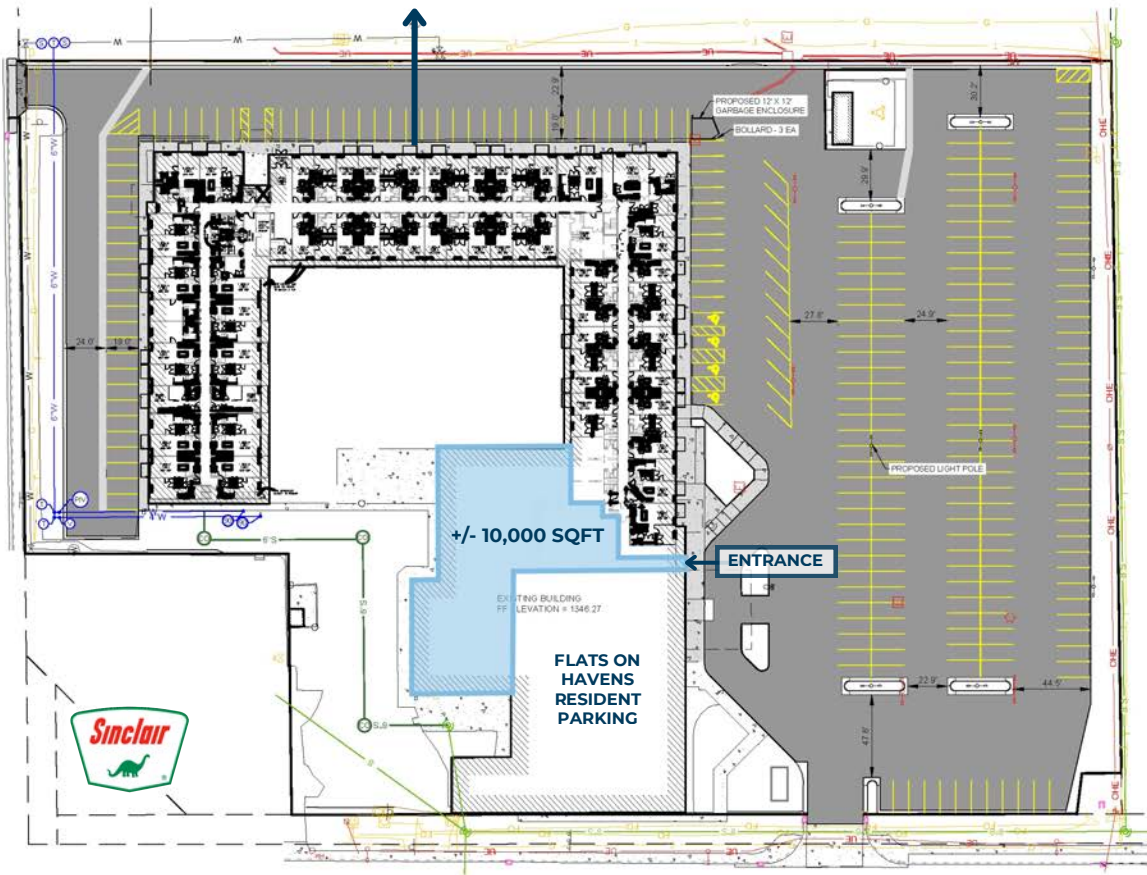
(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

SITE PLAN

FLATS ON HAVENS 90 UNIT LUXURY APARTMENTS



LEGAL DESCRIPTION:
BLOCK FOUR (4), SUNNY SIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, EXCEPT THE EASE ONE HUNDRED SEVENTY-FIVE FEET (E 175') THEREOF, EXCEPT THE NORTH ONE HUNDRED FIFTY-ONE AND FORTY-FIVE HUNDREDTHS FEET (N 151.45') OF THE WEST ONE HUNDRED SIXTY-SEVEN FEET (W 167') THEREOF, EXCEPT THE NORTH FIFTY FEET (N 50') OF THE WEST FIFTY FEET (W 50') OF THE SOUTH ONE HUNDRED SIXTY-FIVE FEET (S 165') OF THE EAST FIFTY-FIVE FEET (E 55') OF BLOCK FOUR (4) THEREOF, AND EXCEPT LOTS H-4 AND H-5, SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

PROPERTY ADDRESS:
1525 W HAVENS AVENUE
MITCHELL, SD 57301

OWNER:
MITCHELL HOTEL LLC
6245 S PINNACLE PLACE, SUITE 203
PO BOX 88624
SIOUX FALLS, SD 57109

BUILDER:
TBD

CIVIL ENGINEER:
INFRASTRUCTURE DESIGN GROUP, INC.
3241 E. BISON TRAIL
SIOUX FALLS, SD 57108
(605) 271-5527

ZONING:
HB, HIGHWAY ORIENTED BUSINESS

USE:
EXISTING: HOTEL & CONVENTION CENTER
PROPOSED: SINGLE FAMILY APARTMENTS & CONVENTION CENTER

PARKING REQUIREMENTS:
SINGLE FAMILY APARTMENTS
EXISTING SPACES=221 SPACES
1 SPACE FOR EVERY 200 SF OF GROSS FLOOR AREA
SPACES NEEDED=38304/200 = 192 SPACES
SPACES PROVIDED = 265 SPACES
2 HANDICAPPED ACCESSIBLE SPACE REQUIRED
4 HANDICAPPED ACCESSIBLE SPACE PROVIDED

ADJACENT PROPERTIES
WEST: HB - CONVENIENCE STORE
NORTH: HB - MOTEL
EAST: HB - DAIRY QUEEN
SOUTH: HB - CUSTOM MANUFACTURING

ZONING INFORMATION (HB)
FRONT YARD SETBACK - 25'
SIDE YARD SETBACK - 25'
REAR YARD SETBACK - 0'
HEIGHT - 35' MAX

FLOODPLAIN INFORMATION:
THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN
PER FEMA FLOOD INSURANCE
RATE MAP NUMBER 46035C0158C.

VanBuskirk
COMPANIES

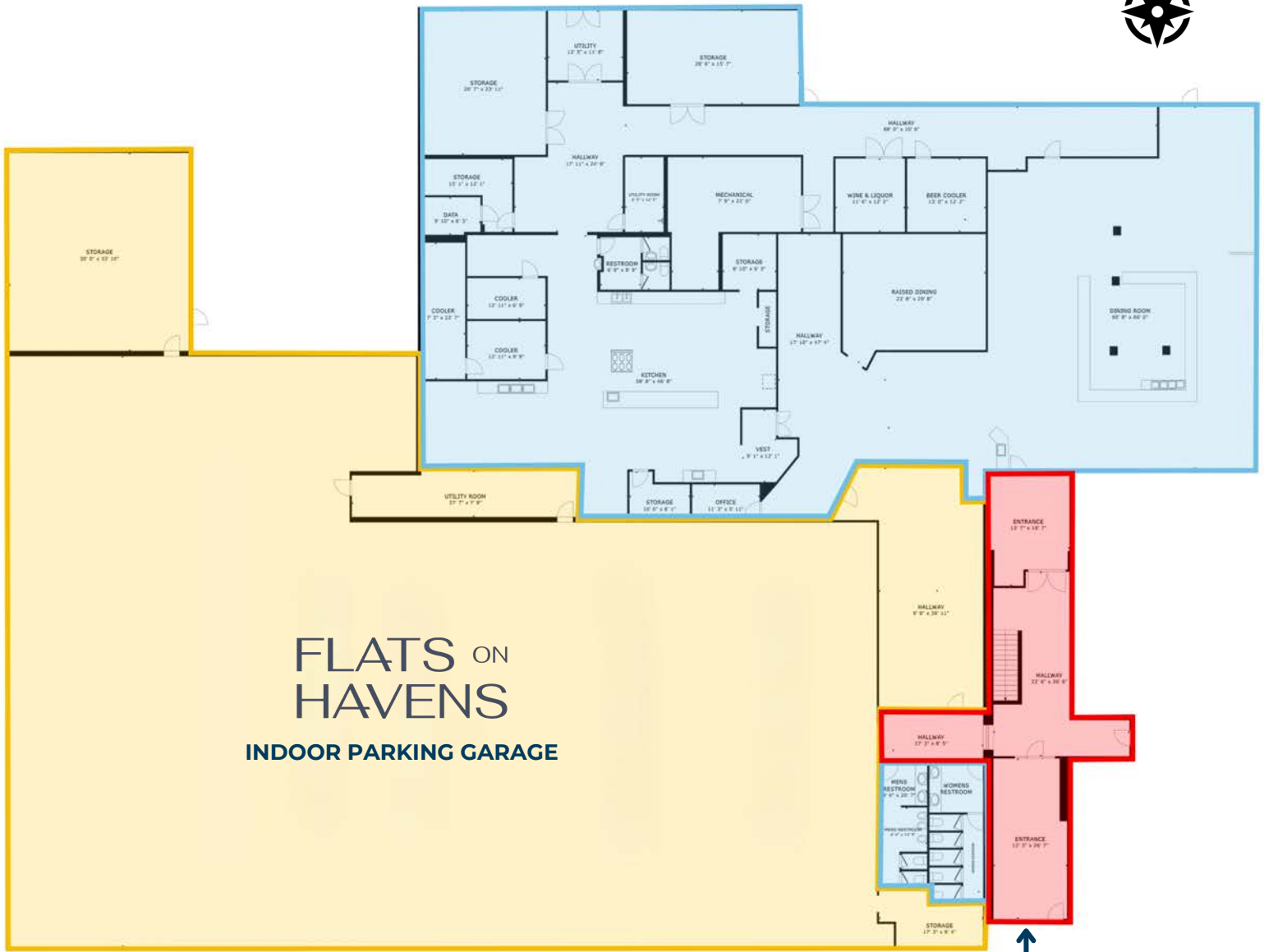
(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



Autumn
KAUFHOLD

(605)-351-5512
autumn.kaufhold@vbclink.com

FLOOR PLAN



**FLATS ON
HAVENS**
INDOOR PARKING GARAGE

- Flats on Havens Resident Parking
- Restaurant Space
- Shared Hallway

ENTRANCE

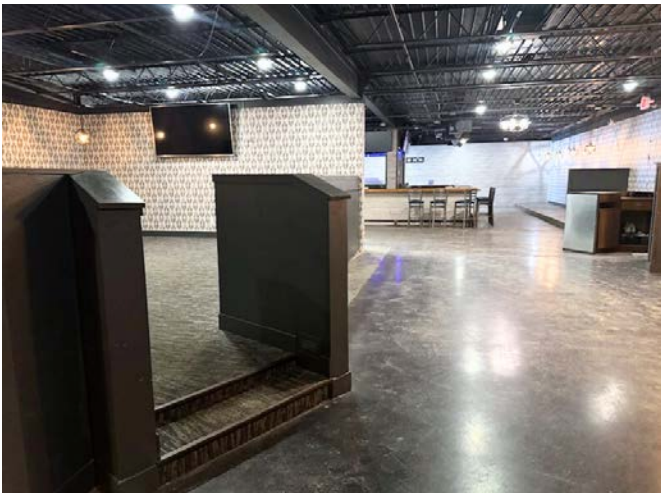
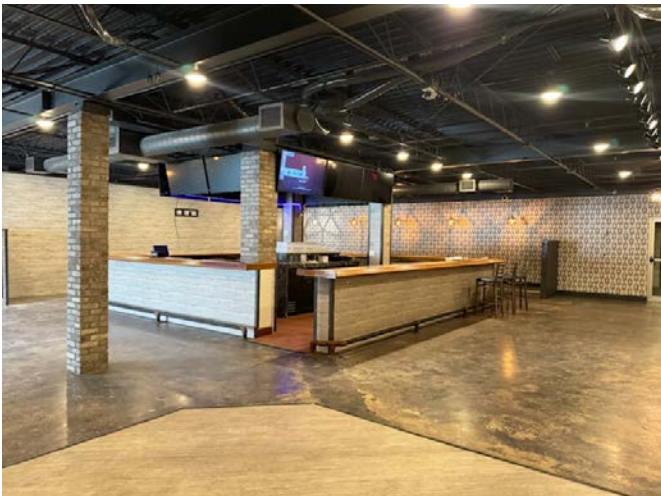


(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

PHOTO GALLERY



(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

PHOTO GALLERY



(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com