

# FOR LEASE

## Flats on Havens

RESTAURANT SPACE INSIDE LUXURY APARTMENTS

1525 West Havens Avenue | Mitchell, SD 57301



### SIZE

+/- 10,000 sqft



### PRICE

\$8,000 / month  
(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.



### TRAFFIC

West Havens Ave: 10,982 vpd  
Highway 37: 10,380 vpd



### 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.



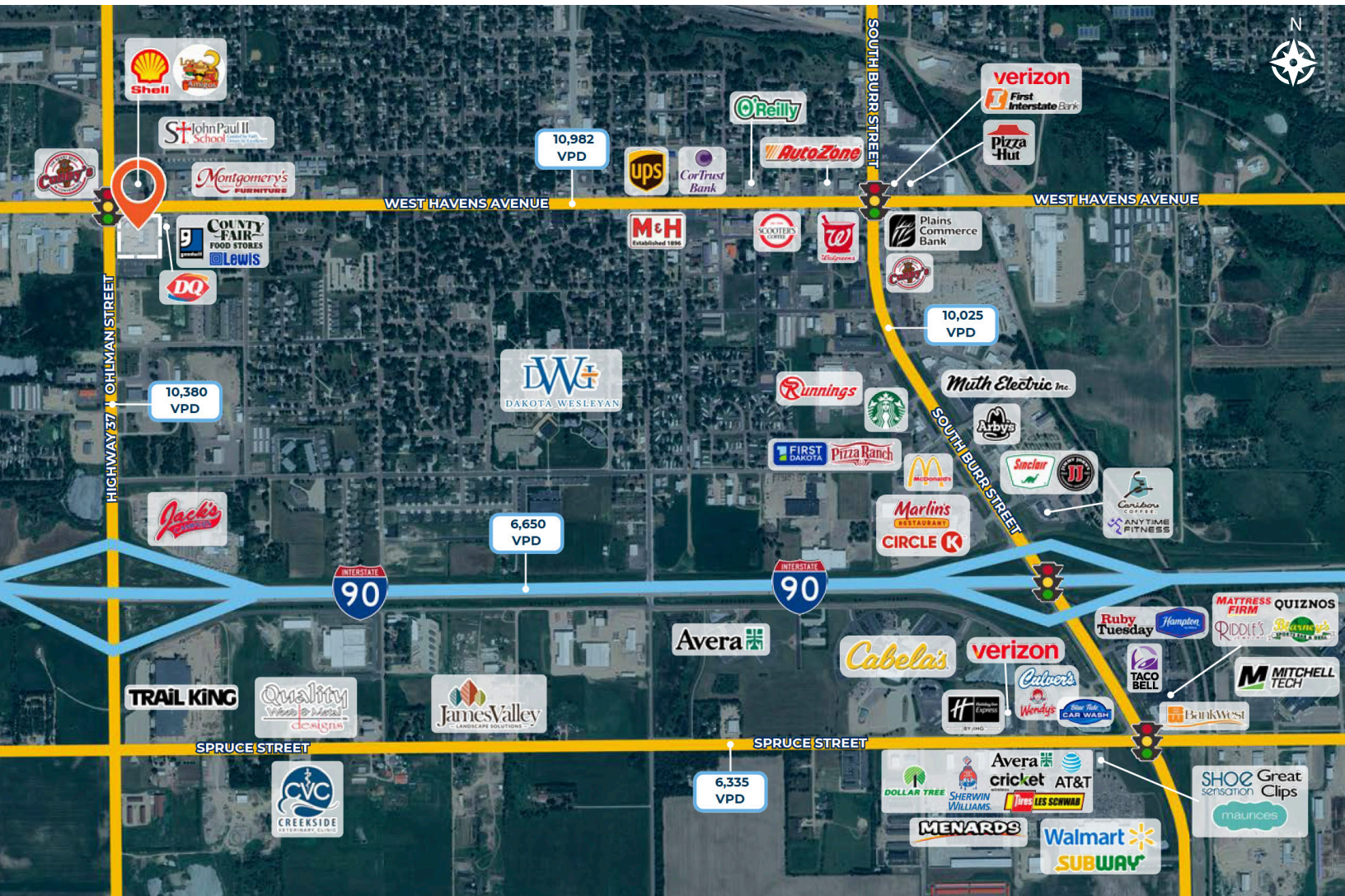
### AREA TENANTS

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.

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# Area Map Flats On Havens



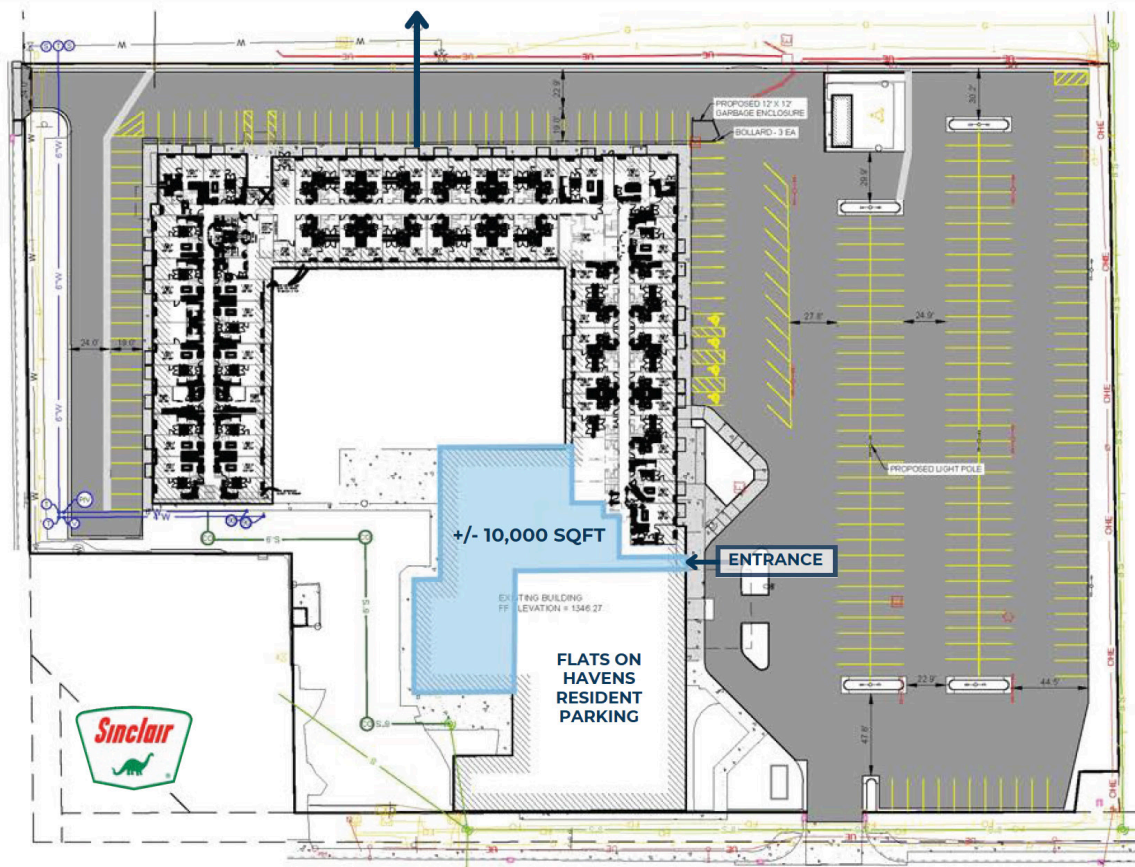
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# Site Plan Flats On Havens



**FLATS ON HAVENS** ON **90 UNIT LUXURY APARTMENTS**

WEST HAVENS AVENUE



**SOUTH OHLMAN STREET (HWY37)**



**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 98624  
SIOUX FALLS, SD 57108

**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

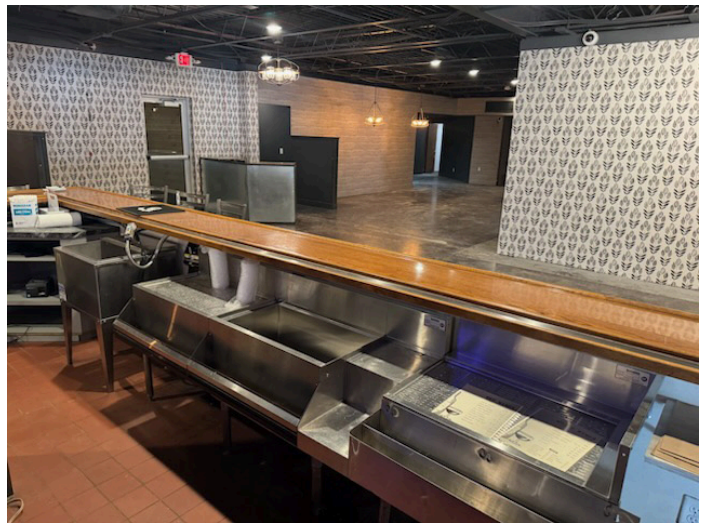
**FLOODPLAIN INFORMATION:**  
THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 46030C0158C.





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*Photos*  
**Flats On Havens**



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