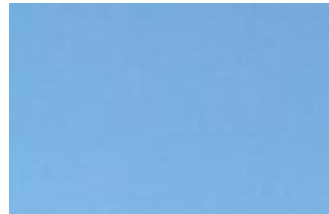


# 2001 6TH AVENUE ABERDEEN SD 57401

<https://jarkrealestate.com>

\$ 425,000



- Commercial
- Commercial
- Pending



## CALL US NOW

Phone: 605-725-2228

Email: [office@jarkrealestate.com](mailto:office@jarkrealestate.com)

Address: 221 S 1st Street Aberdeen, SD



## BASIC FACTS

**MLS #:** 24-962

**Post Updated:** 2025-04-02 19:55:41

**Status:** Pending

**Lot Size:** .39 acres

**Date added:** 12/20/24

**Type:** Commercial

**Area:** 1232.00 sq ft

**Year built:** 1964

## PROPERTY DETAILS

**Public Remarks:** Busy, profitable, well-established, turnkey Little Caesar's Pizza franchised restaurant. Excellent volume and and great traffic visibility. Drive-up window already in place. Lease and franchise agreement in place. Signed NDA required, only qualified buyers, please. Buyer must be approved by the Franchisor and Landlord and is responsible for the franchise transfer fee. Lease is \$2930 per month including CAM. Monthly royalty on sales and marketing fee charged by corporate. Buyer responsible for transfer fee; six weeks of corporate training in Detroit. See Broker for details. Please allow 4 hour notice for showings, which are limited to 11-4pm weekdays.

**For Sale/Lease:** For Sale

**Area Desc:** Aberdeen - City

**Franchise:** Little Caesar's

## FEES&TAXES

**Taxes:** \$ 5,233



### CALL US NOW

Phone: 605-725-2228

Email: [office@jarkrealestate.com](mailto:office@jarkrealestate.com)

Address: 221 S 1st Street Aberdeen, SD

