



## Clarion Hotel & Convention Center

1902 N. Lacrosse Street, Rapid City, SD 57701

### Property Features

- 200 rooms
- Building size: 111,876 sq. ft.
- Lot size: 6.91 acres
- Fully-leased restaurant to Boss's Pizza
- Year built: 1961/1967
- Remodeled: 2016/2017/2020
- 200 paved, on-site parking spaces

### Pricing

- Price: \$9,000,000 (\$45,000/key)
- 2020 Real estate taxes: \$101,000
- Financials available upon request

### Location

- Located in Rapid City, SD, just off I-90
- Nearby attractions include: Grand Getaway, Best Western, Mount Rushmore, Terry Peak, Mickelson Trail, Sturgis

### Projections

- 2021 projected ADR: \$77.88
- 2021 projected occupancy: 50%
- 2021 projected revenue: \$2,900,000
- Hotel receives pro rata share from restaurant revenue:
  - 12% of food & beverage
  - 3% of delivery
  - Projected: \$1,200,000
  - Liquor license included
- Projected convention center revenue: \$100,000



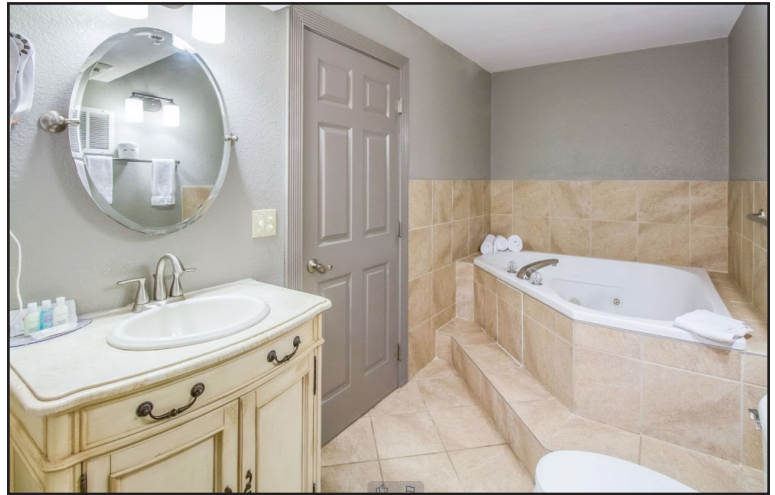
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For Sale  
Hotel



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