

For Sale 200-Room Hotel List Price: \$9,000,000



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



Dale Zomer Senior Vice President

+1 605 444 7117 direct +1 605 351 1218 mobile dzomer@naisiouxfalls.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

2500 W. 49th Street, Suite 100 Sioux Falls SD 57105 +1 605 357 7100

naisiouxfalls.com

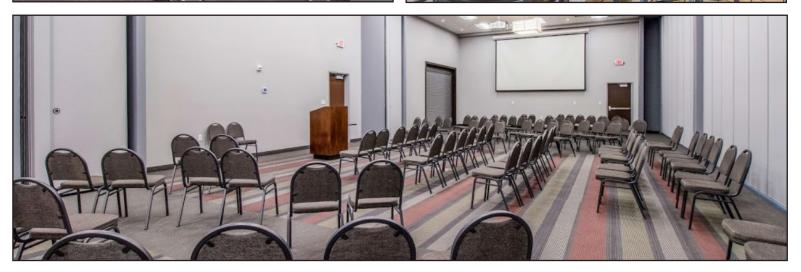
For Sale Hotel

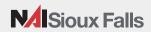












For Sale Hotel







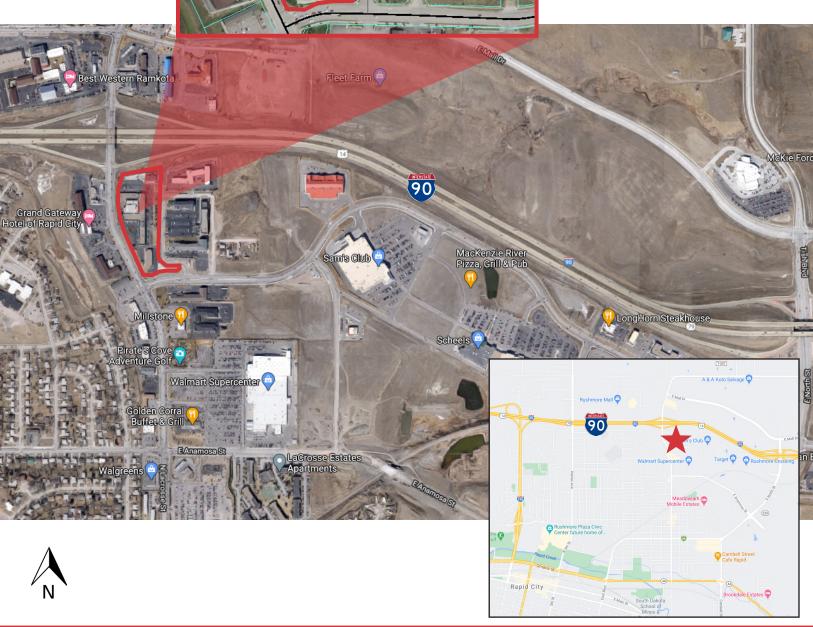


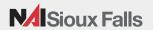






For Sale Hotel





2500 W. 49th Street, Suite 100 Sioux Falls SD 57105 +1 605 357 7100 naisiouxfalls.com