

NAI Sioux Falls

For Sale
60 Room Hotel
List Price: \$4,500,000



Comfort Suites by Choice Hotels

3208 S. Carolyn Avenue, Sioux Falls, SD 57106

Property Features

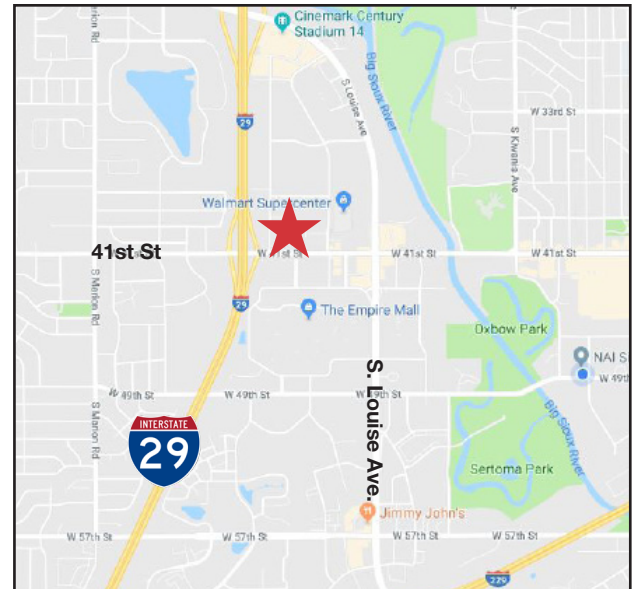
- 60 room hotel
- Building size: 21,150 sq. ft. on three levels
- Lot size: 1.13 acres
- 73.34% annual occupancy
- ADR \$97.70
- Projected 2021 revenue: \$1,450,000
- Year built: 1990
- 66 surface parking spots
- Recently renovated to Choice standards
- **All showings must be set up by broker**

Pricing

- List price: \$4,500,000 (\$75,000/ key)
- Price includes FF&E
- 2020 Real Estate Taxes: \$36,843
- Financials available upon request

Location

- Located just off 41st Street & I-229 - the main retail corridor in Sioux Falls, SD
- Area neighbors include: Empire Mall, Wal-Mart, Home Depot, Microtel, My Place Hotel, Menards, Lake Lorraine



Dale Zomer Senior Vice President

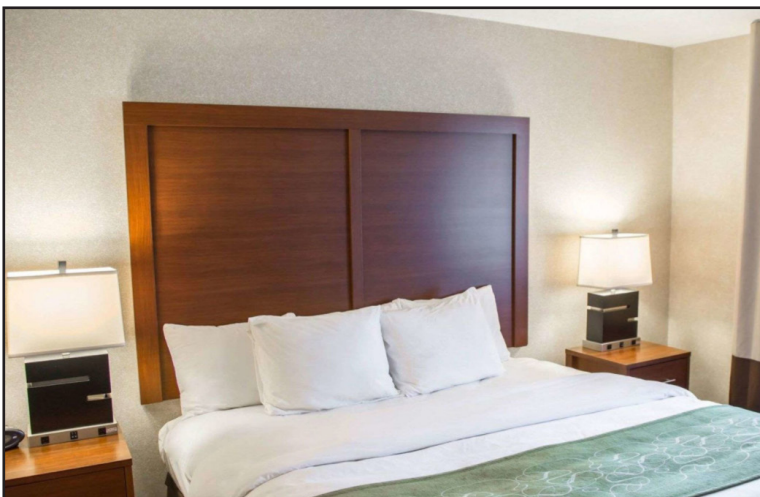
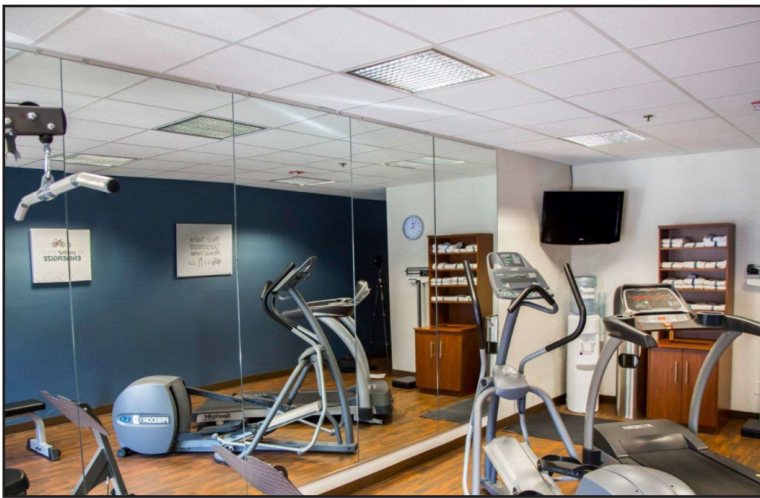
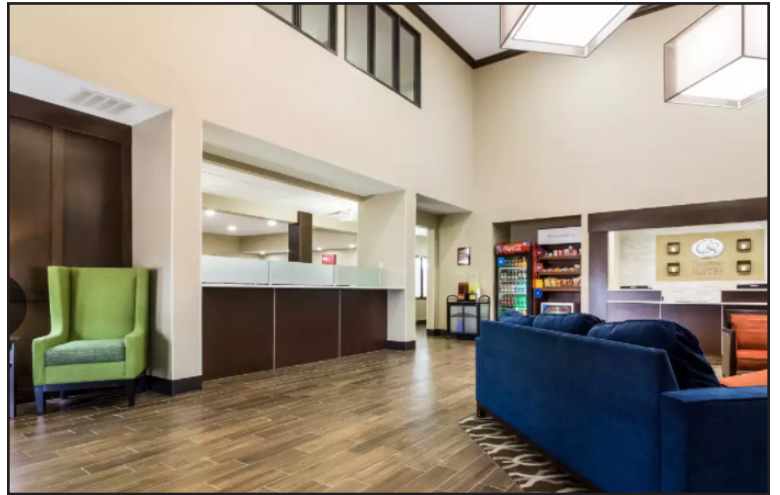
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