



## Microtel by Wyndham Hotels

2901 S. Carolyn Avenue, Sioux Falls, SD 57106

### Property Features

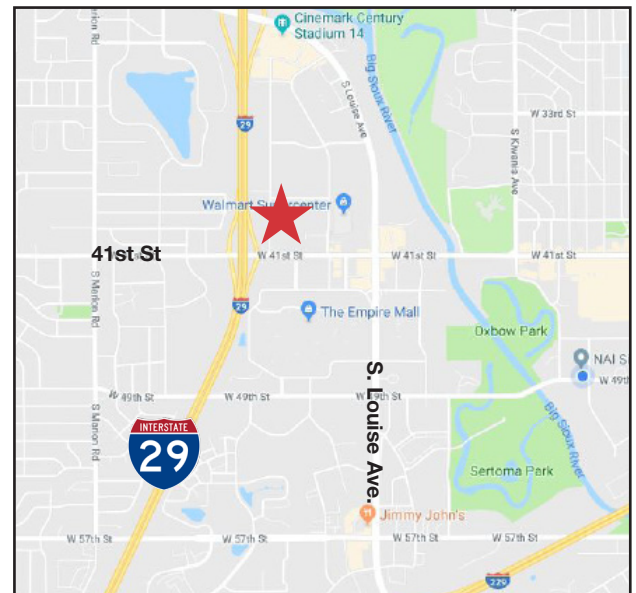
- 68 room hotel
- Building size: 25,802 sq. ft. on three levels
- Lot size: 1.16 acres
- 75.55% annual occupancy
- ADR \$72.16
- Projected 2021 revenue: \$1,200,000
- Year built: 1997
- 68 surface parking spots
- **All showings must be set up by broker**

### Pricing

- List price: \$3,300,000 (\$48,529/ key)
- Price includes FF&E
- 2020 Real Estate Taxes: \$44,648
- Financials available upon request

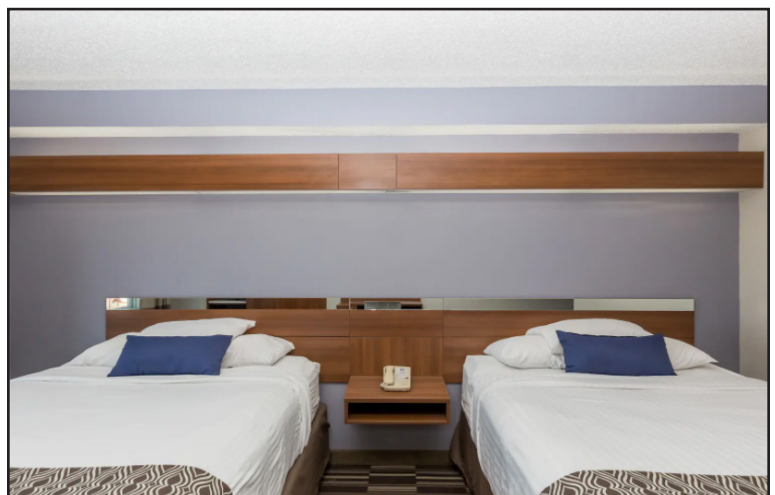
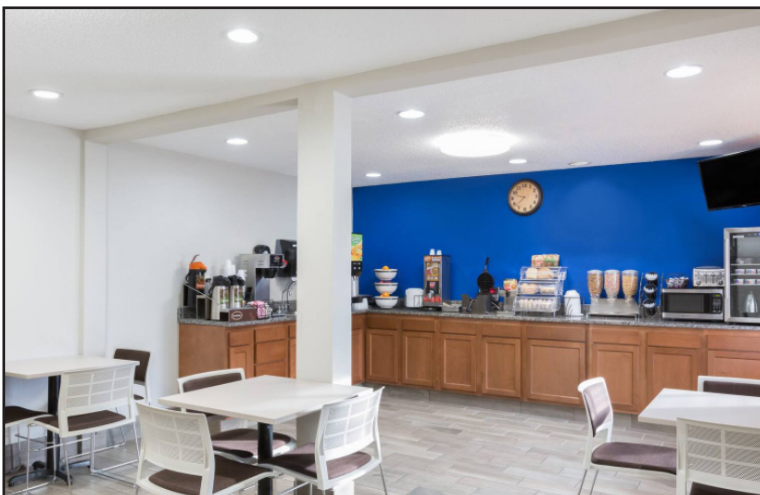
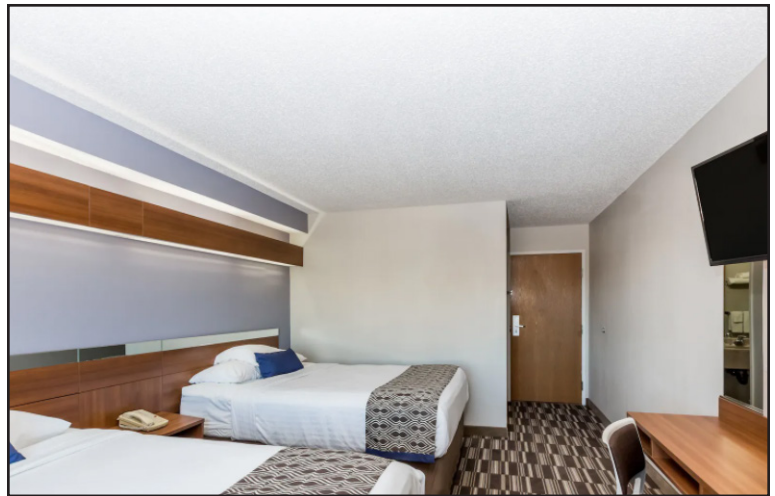
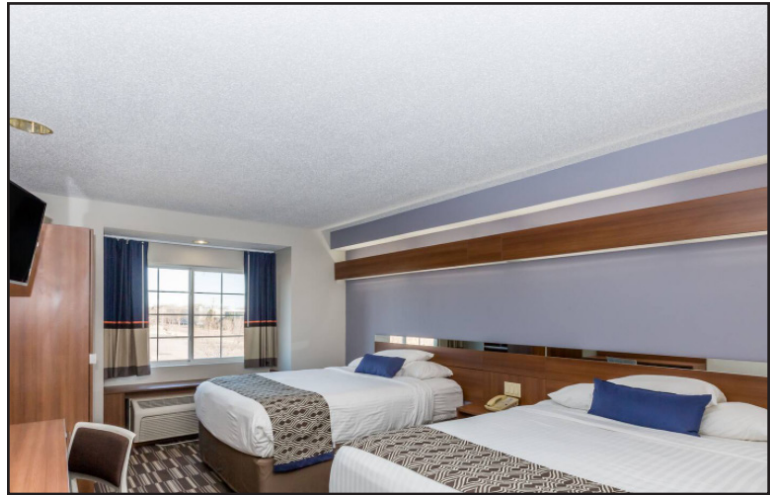
### Location

- 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



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For Sale  
Hotel



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