

For Sale Hotel, Bar & Restaurant List Price: \$1,100,000



## Traveler's Lodge & End Zone Sports Bar & Grill

3500 N. 6th Street, Beatrice, NE 68310

#### **Property Features**

- 65 room hotel •
- Building size: 28,026 sq. ft. Lot size: 3.62 acres
- Year built: 1965 .
- Zoning: Commercial •
- Paved, on-site parking spots .
- 2021 Occupancy: 40.48%
- 2021 ADR: \$44.47 •
- 2021 Rev Par: \$18.00
- 2021 Revenue: \$450,000
- Cap rate: 10%

#### Pricing

- Price: \$1,100,000 (\$16,923/ key) •
- 2021 Real Estate Taxes: \$11,725
- Financials available upon request
- Liquor license transfers upon NE background check •

#### Location

- Conveniently located along Highway 77, 43 miles south of Lincoln, NE
- Population: 13,000
- Area neighbors include: Walmart, Tractor Supply, **Beatrice** Airport

Club

Beatrice Community Hospital & Health Cente



### 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.













NISioux Falls

# For Sale Hotel





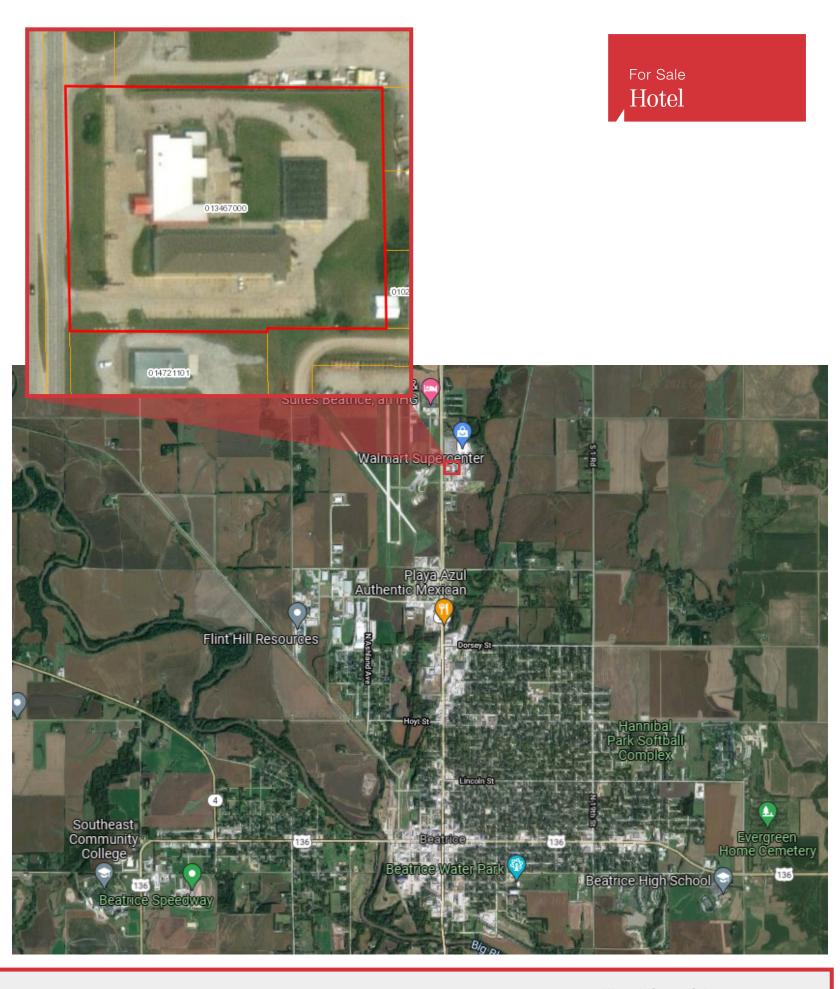








NISioux Falls



**N**Sioux Falls