

For Sale Hotel & Storage Units List Price: \$2,200,000



## White House Inn & Storage Units

500 6th Avenue SW, Aberdeen, SD 57401

### **Property Features**

- Lot size: 3.66 acres
- Zoning: Commercial
- Paved, on-site parking spots
- White House Inn Features
  - 96 room hotel with meeting room
  - Building size: 43,833 sq. ft.
  - Year built: 1984
  - Storage Unit Features
  - Year built: 1998
  - 66 units
  - 15'x10' & 15'x30' units
  - All cement
  - No electric
- 2021 Storage Unit Revenue: \$36,000
- 2021 ADR: \$58.48
- 2021 Revenue Combined: \$612,131
- Cap rate: 13%

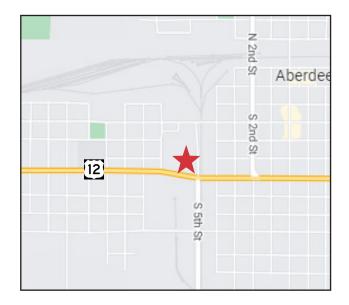
### Pricing

- Price: \$2,200,000 (\$22,916.67/ key)
- 2021 Real Estate Taxes: \$27,050
- Financials available upon request

#### Location

- Conveniently located along Highway 12, just west of Highway 281
- Population: 27,660
- Area neighbors include: FedEx Ship Center, United States Postal Service, NAPA Auto Parts, Lewis Family Drug, Cenex, Family Dollar

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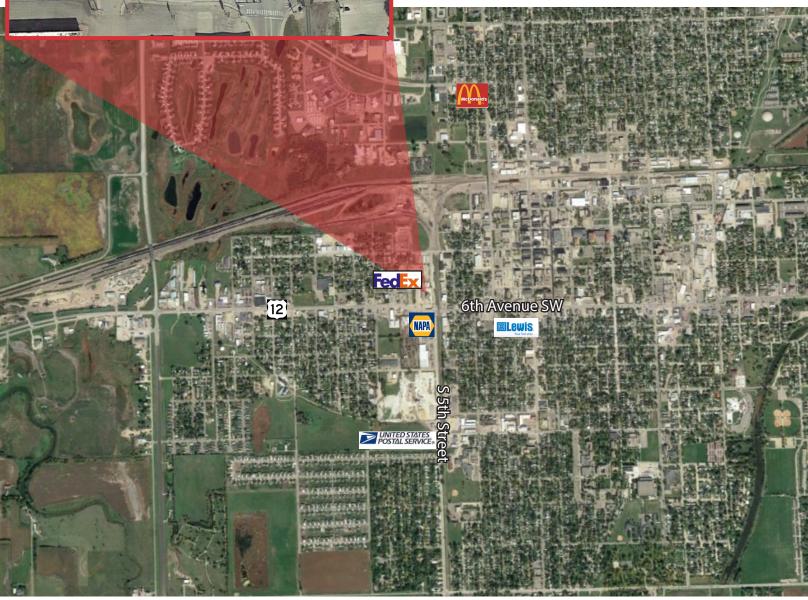




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