



Cottonwood Inn & Conference Center

4401 Dakota Avenue, South Sioux City, NE 68776

Property Features

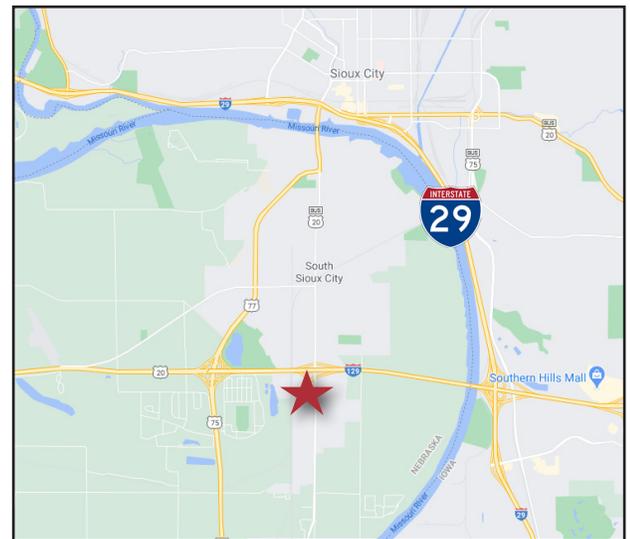
- 60 rooms
- Building size: 22,344 sq. ft.
- Lot size: 3.085 acres
- Year built: 1984
- 110 paved, on-site parking spaces plus truck parking
- 2021 projected revenue: \$840,000
- 2021 projected occupancy: 73%
- 2021 projected ADR: \$52.48
- Cap rate: 8.56%

Pricing

- Price reduced: \$2,600,000 (\$43,333/key)
- 2020 Real estate taxes: \$30,128.88
- Financials available upon request
- Adjacent parcel with storage units also available for purchase

Location

- Located in South Sioux City, Nebraska, just off I-129
- Area neighbors include: Everett's Furniture, Crystal Cafe, K&B Transportation



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Co-listed with

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For Sale
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