

For Sale
Economy Hotel
List Price: \$450,000



Hospitality Hotel

900 5th Avenue, Ipswich, SD

Property Features

- 14 rooms including 2 suites, 4 singles and 8 doubles
- Building includes a former clinic and open warehouse space for lease
- 15,000 total sq. ft.
- Hotel = 7,500 sq. ft.
- Clinic = 3,000 sq. ft.
- Warehouse space = 4,500 sq. ft.
- Hotel lot size = 108,900 sq. ft. (2.5 acres)
- Built in 1980
- Optional living quarters and garage on the back of the building for an owner occupant
- Monument and building signage
- Paved, on-site parking with 17 spaces and more possible
- Only lodging in the growing community of Ipswich

Pricing

- List Price = \$450,000 (\$30/Sq. Ft.)
- \$32,142.85 per key
- 2016 Real Estate Taxes are \$5,818.08
- Financials available upon request

Location

- Located on busy Hwy 12 that averages 2,324 vehicles per day in the heart of pheasant country
- Approximately 27 miles west of Aberdeen



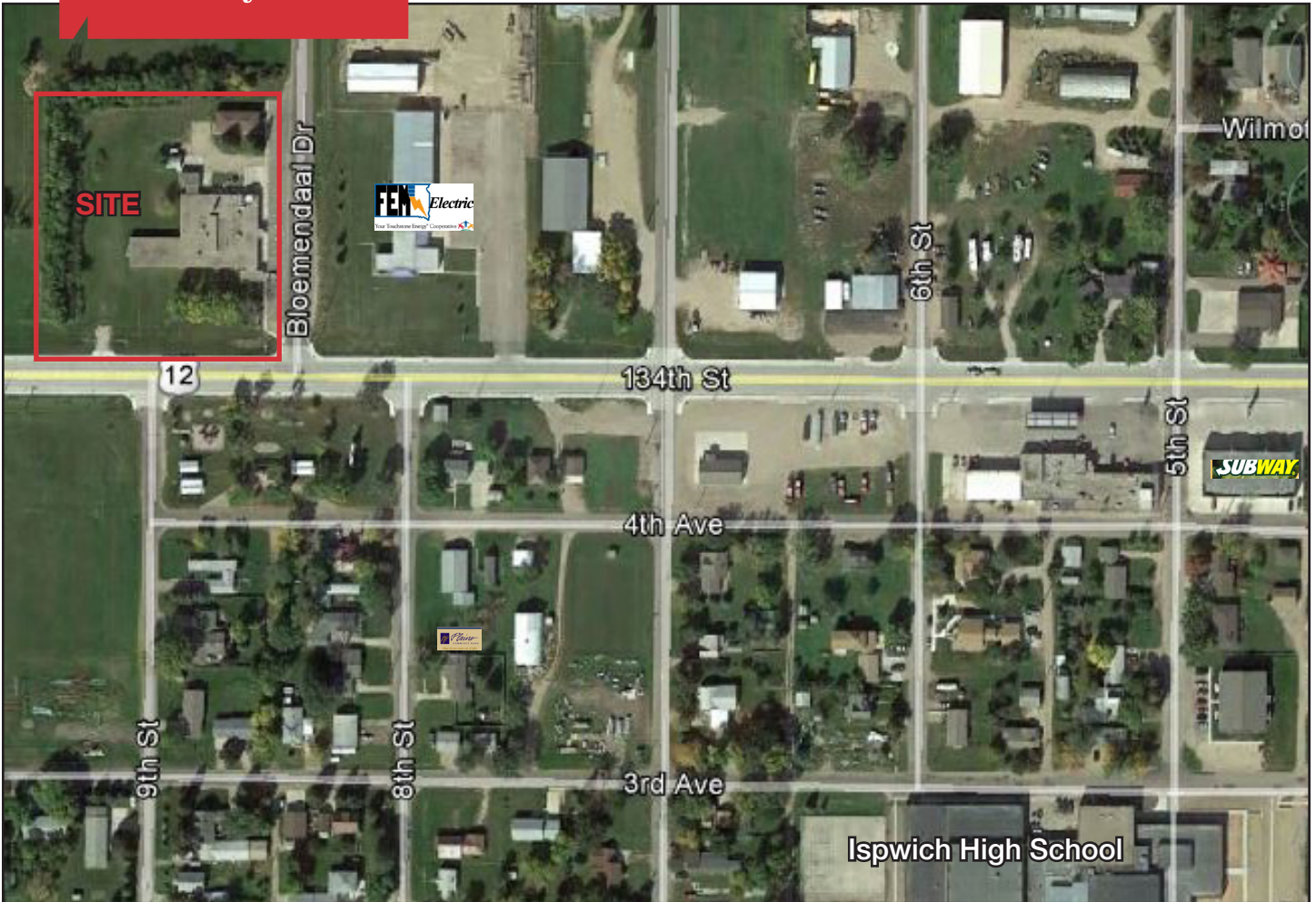
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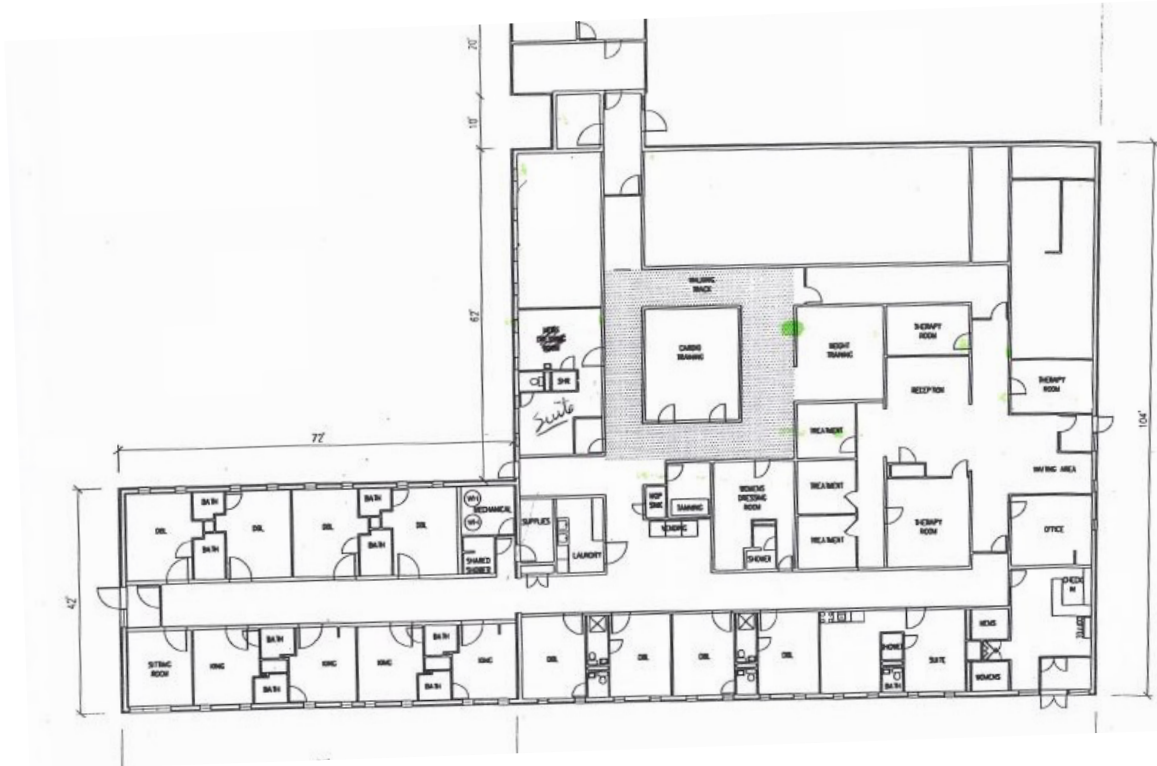
For Sale
Economy Hotel



For Sale
Economy Motel



For Sale
Economy Hotel



Parking

Bloemendaal Dr

Hwy 12

Hotel Amenities

- Cable TV
- Internet access
- 28 miles west of Aberdeen on Hwy 12
- Great location for hunters
- Little to no vacancy during summer months and hunting season
- New laundry facilities on site
- Optional living quarters in back of building

NASioux Falls

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