



*ACCOMODATIONS FOR SALE*

# *610 E. North Street Rapid City, South Dakota*

**Sandra Runde, CCIM, SIOR  
Commercial Broker**

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**Prudential**

## address

610 E. North Street  
Rapid City, SD

## legal

Lot 1-9; E7.8' of Lot 13 Less Pt Lot  
H1; Lot 14 Less Lot H1; W35' of  
S90' of Lot 15; N27' of Lot 15-18  
Including all Vacated 16' Alley  
Between Lot 1-9 & 10-18, Block 4,  
Feigels Addn Subdivision  
Sec 31, T2N, R8E

## tax information

tax id #51408  
2011 taxes payable in 2012:  
\$13,581.12  
2011 Assessed Value: \$685,900

## land information

1.18 acres

## zoning information

general commercial

## property description

26 unit motel and 11 cabins for sale.  
Motel units rent for \$560 per month.  
Cabins rents for \$590 per month.  
Units and cabins currently leased on a  
weekly or monthly basis. Occupancy  
varies from week to week.

Also included is a 2,420 square foot  
office building with manager's apartment  
upstairs.

All beds, bedding and personal property  
in the 26 motel units and the 11 cabins  
included in the sale.

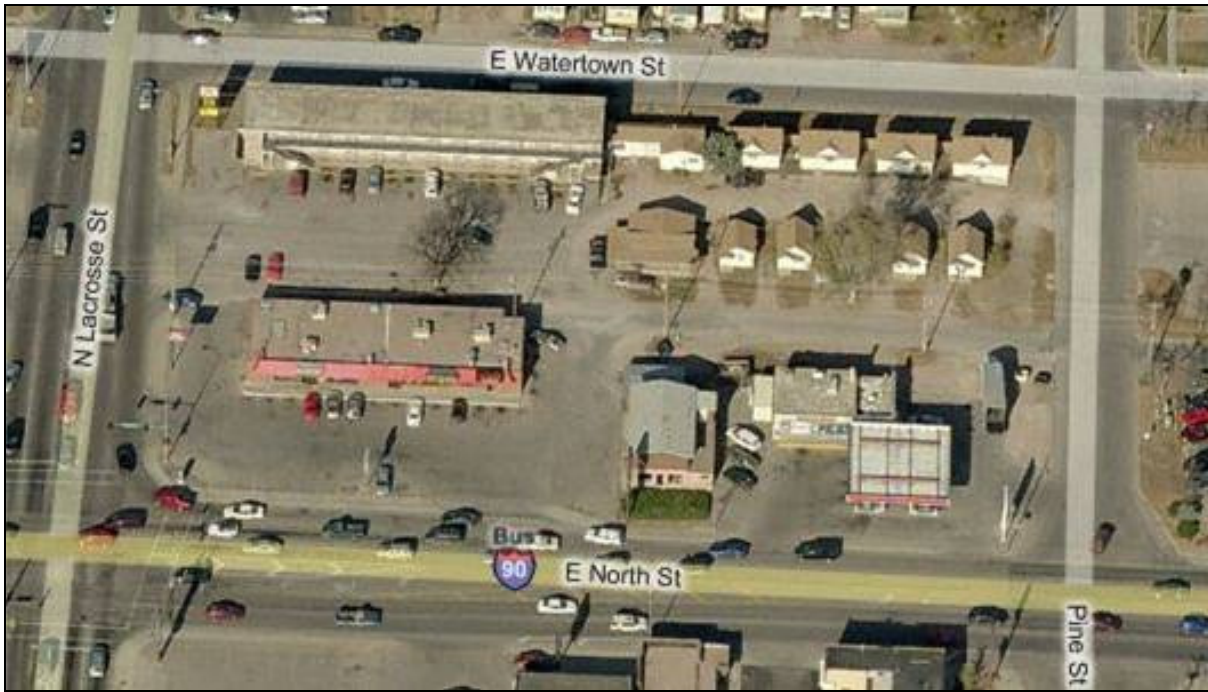
Landlord pays all utilities.

## listing price

**\$900,000**



*aerial*

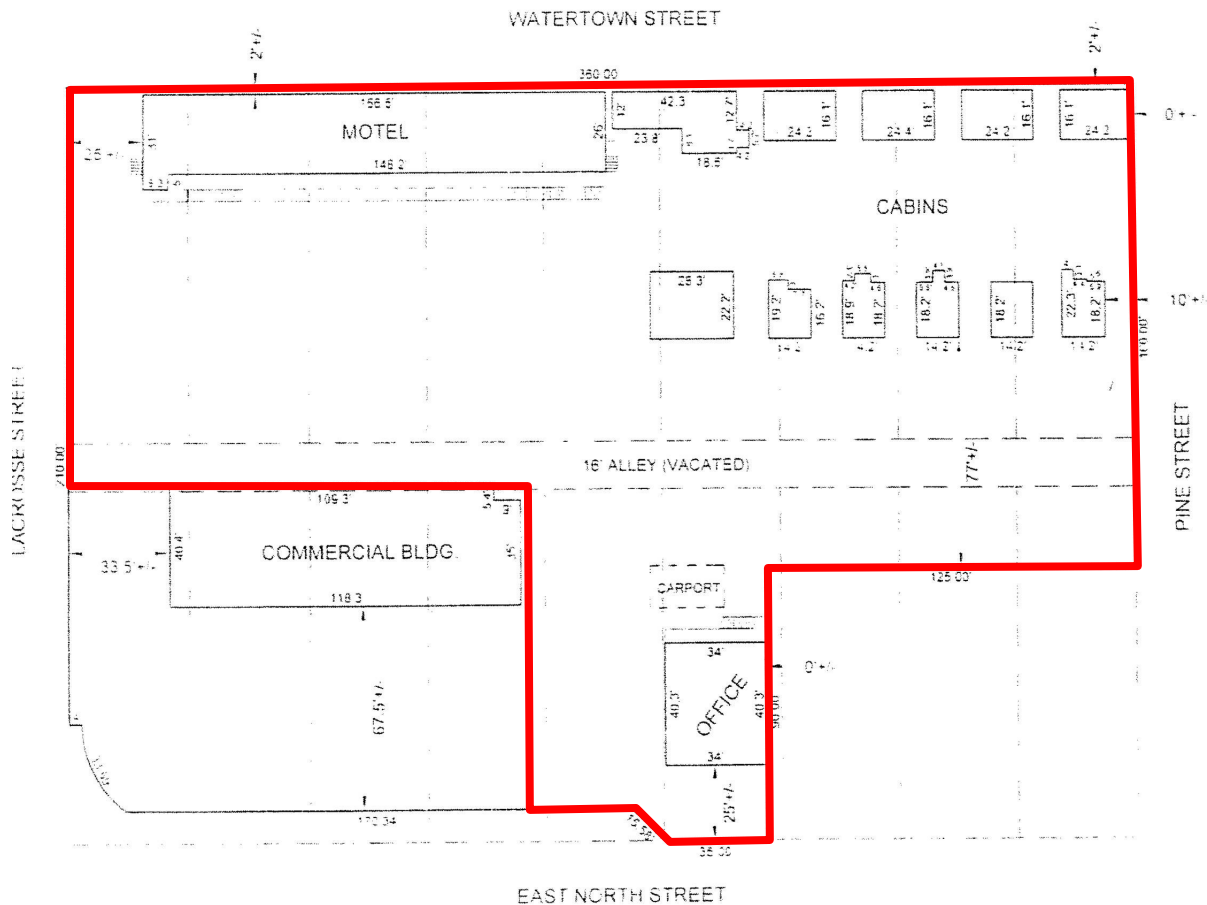


*street map*



## *survey*

*\*Red boundary lines overlaid on survey as per RapidMap.*



## *financial data*

Projected annual income at 100% occupancy: \$252,600

Estimated annual expenses, according to verbal discussions with the seller: \$119,000

Projected net operating income at 100% occupancy: \$133,600

No consideration given to manager's living quarters.

Vacancies occur periodically throughout the year.

### **DISCLAIMER**

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