



# BAVARIAN INN - BLACK HILLS

855 N 5th St.  
Custer, SD 57730

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**BROCHURE**

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## PROPERTY DESCRIPTION

- Prime Investment Properties is pleased to present the Bavarian Inn, a rare opportunity to acquire a fully updated, top-performing 64-room boutique hotel in the heart of the Black Hills—one of the most in-demand leisure destinations in the United States. Situated on 5.5 secluded acres in Custer, SD, the property has undergone more than \$2 million in recent capital renovations, positioning it as a turn-key, premium independent asset with minimal near-term CapEx requirements and strong operational efficiency. Guests enjoy a wide range of amenities including an indoor pool and hot tub, outdoor pool, tennis court, patios, and upgraded rooms. The property also features a 3,000 SF manager’s residence, an exceptional addition for on-site management, staff housing or as owner’s quarters.
- The Bavarian Inn benefits from irreplaceable proximity to Mount Rushmore, Crazy Horse Memorial, and Custer State Park—demand generators that attract millions of annual visitors. Offered as a stabilized, systematized, and well-positioned hospitality business, the Bavarian Inn presents investors with a rare chance to acquire a high-quality asset in a resilient, high-growth regional market with strong long-term upside and attractive returns.

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$6,895,000
<b>Number of Rooms:</b>	64
<b>Lot Size:</b>	5.5 Acres
<b>Building Size:</b>	14,000 SF
<b>NOI:</b>	\$0.00
<b>Cap Rate:</b>	0.0%

## VIDEO

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## PROPERTY HIGHLIGHTS

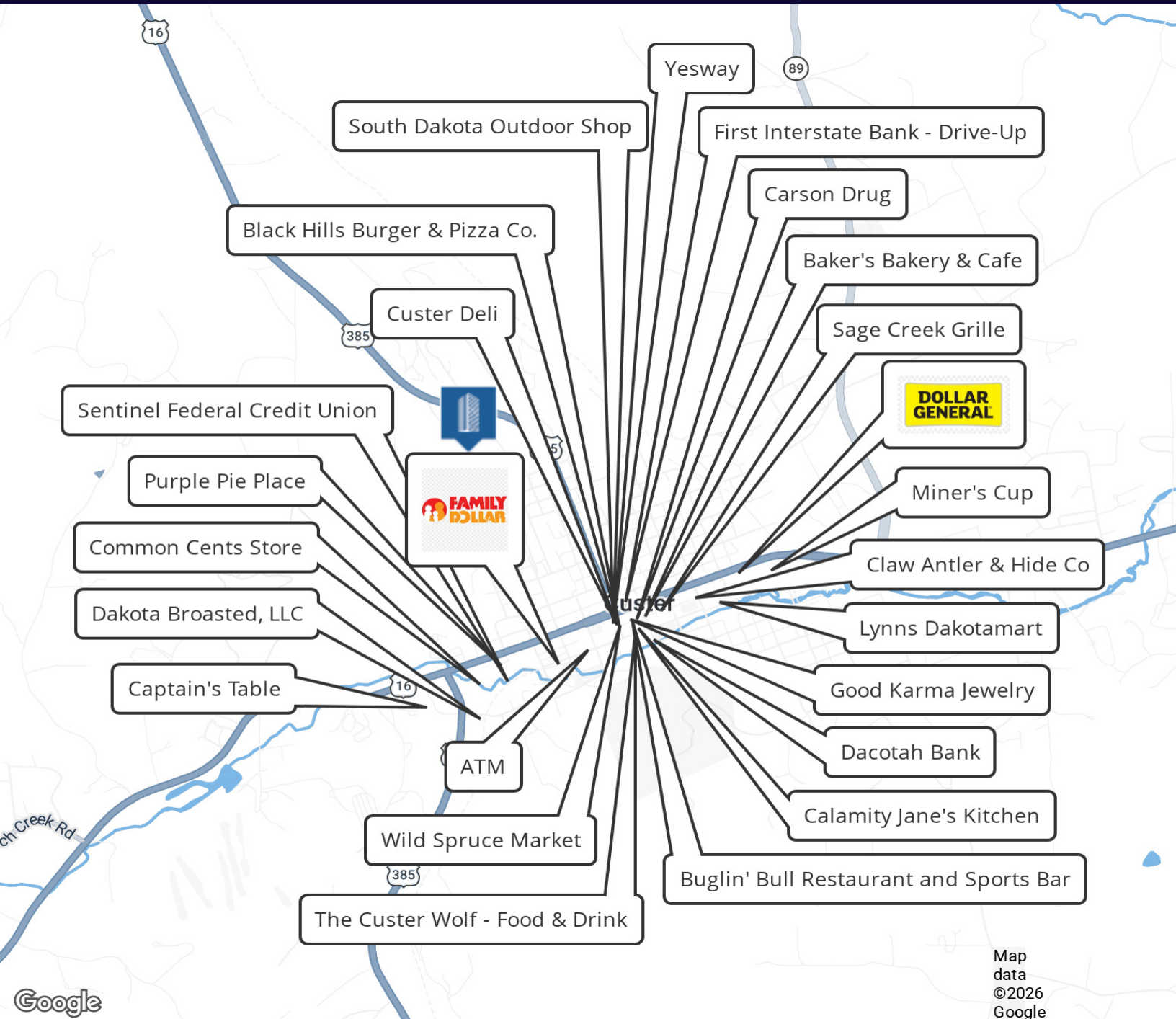
- 64-room independent hotel on 5.5 private acres in Custer, SD
- Over \$2M in recent capital improvements including mechanical, HVAC, electrical, plumbing, FF&E, and extensive room upgrades
- Upscale Alpine-inspired design with refreshed exteriors, landscaping, and modernized guest amenities
- Two pools (indoor and outdoor), hot tub, tennis court, patios, and guest recreation areas
- 3,000 SF on-site manager's residence with private access and office integration
- Strong market performance with exceptional occupancy, ADR, and RevPAR metrics
- Minutes from top national attractions including Mount Rushmore, Crazy Horse Memorial, and Custer State Park
- Positioned within a high-traffic, high-demand leisure destination with consistent year-over-year tourism growth

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<b>Sale Price</b>	<b>\$6,895,000</b>
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## LOCATION INFORMATION

<b>Building Name</b>	Bavarian Inn - Black Hills
<b>Street Address</b>	855 N 5th Street
<b>City, State, Zip</b>	Custer, SD 57730
<b>County</b>	Custer

## BUILDING INFORMATION

<b>Building Size</b>	14,000 SF
<b>NOI</b>	\$0.00
<b>Cap Rate</b>	0.0
<b>Number of Floors</b>	2
<b>Year Built</b>	1972
<b>Year Last Renovated</b>	2024

## PROPERTY INFORMATION

<b>Property Type</b>	Hospitality
<b>Property Subtype</b>	Limited Service
<b>Zoning</b>	Hospitality
<b>Lot Size</b>	5.5 Acres
<b>APN #</b>	008791

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

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