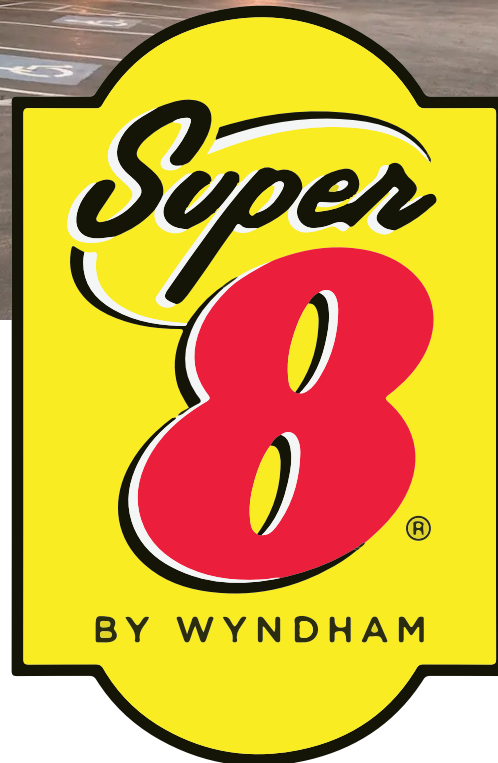


**SUPER 8 MOTEL** 702 HWY 16A, KEYSTONE, SOUTH DAKOTA



## **PURCHASE OPPORTUNITY**

CLOSEST HOTEL TO  
MOUNT RUSHMORE  
NATIONAL MEMORIAL



**[www.DestinationBlackHills.com](http://www.DestinationBlackHills.com)**



**Faith Lewis** BROKER ASSOCIATE  
(605) 863-0725 [faith@faithlewisrealty.com](mailto:faith@faithlewisrealty.com)  
**You Gotta Have Faith!**



# PROPERTY SUMMARY



LOCATION, LOCATION, LOCATION! Own the CLOSEST HOTEL to MOUNT RUSHMORE! Currently Super 8 by Wyndham! Lewis Realty proudly presents the closest hotel to Mount Rushmore National Memorial in the Beautiful Black Hills of South Dakota. This hospitality listing has three stories, 42 rooms, and services - including breakfast lounge area, ice machines, guest laundry, and currently unused pool building. Seller has done many upgrades over the past few years with new exterior carpet this year. Located right next to the bustling Keystone Strip Mall with coffee shops, restaurant/bars, and gift shops galore. This is the last year of the Wyndham Flag contract meaning it is wide open to decide if you'd like to pick a different flag or do your own BOUTIQUE HOTEL! It is priced well below replacement cost at under 60,000 per key. It is being sold as an asset purchase as current financials do not reflect what the property can do due to extenuating circumstances of the seller. Do your own math and make this your own. This section of Highway 16A has the HIGHEST TRAFFIC COUNT in the entire Black Hills during the summer tourist months and Keystone is the busiest summer tourist town in the Black Hills. Have a look at this one of a kind opportunity!

## Property Details

**Address** •702 HWY 16a, Keystone, SD  
**Building Size** •18,371 Sq Ft  
•42 Rooms  
•3 Stories  
**Acres** •0.65  
**Class** •Commercial  
**Year Built** •1991  
**Legal Description** •Johnson W & G Subd,  
Lot 2, OF TRACT C  
**Parcel ID** •70-08-405-001  
**Taxes (2025)** •\$24,309  
**Offering Price** •\$2,490,000  
**Price Per Key** •\$59,285

## Investment Highlights

- Closest hotel to Mt. Rushmore
- Very popular tourist destination in Keystone in the Black Hills near Hill City and Custer.
- Strong summer tourist season May through September
- Last year of Wyndham flag
- Turnkey asset - Lots of upgrades
- Priced well below replacement costs:
  - Lot value 1.5-1.9m
  - Rooms 100,000-110,000 ea.
  - 5.7-6.5m to replace

# AMENITIES

## **Common Area**

- Complimentary Breakfast
- Exterior Corridors
- Free WiFi
- Guest Laundry (new machines in 2021)

## **Guest Room Amenities**

- Premium bedding
- Work desk in some rooms
- Flat-panel TV
- Spacious and renovated rooms

## **Building Features**

- Breakfast room
- Central laundry
- All electric building
- Managers room
- 2 ADA rooms
- 4 king rooms
- 2 Suites

(The 2664 Sq Ft Pool/Hot tub area is not currently in use. Could be re-instated as such or better use might be to convert it into 3 or 4 more rooms for additional revenue.)

## **Property Improvements**

- 96 Platform beds and mattresses (2021)
- Upgraded WiFi (2021)
- New hot water system (2021)
- Guest laundry (2021)
- Painted hotel (2020)
- Onity RFID locks (2021-22)



# LOCATION



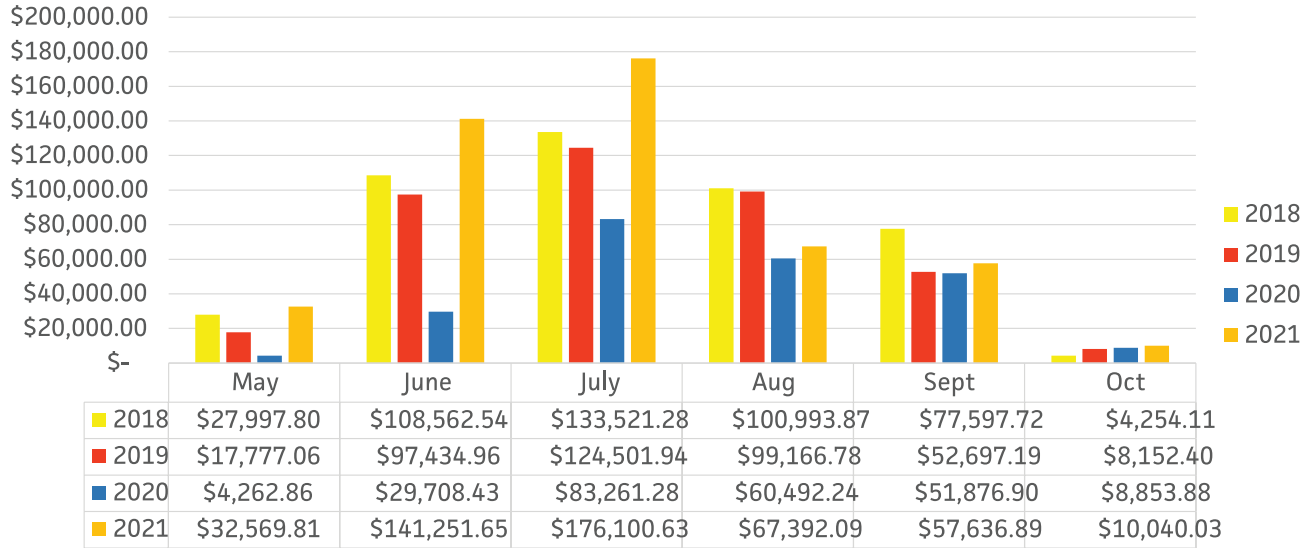
# PHOTOS



# REVENUE COMPARISON (HISTORICAL DATA)



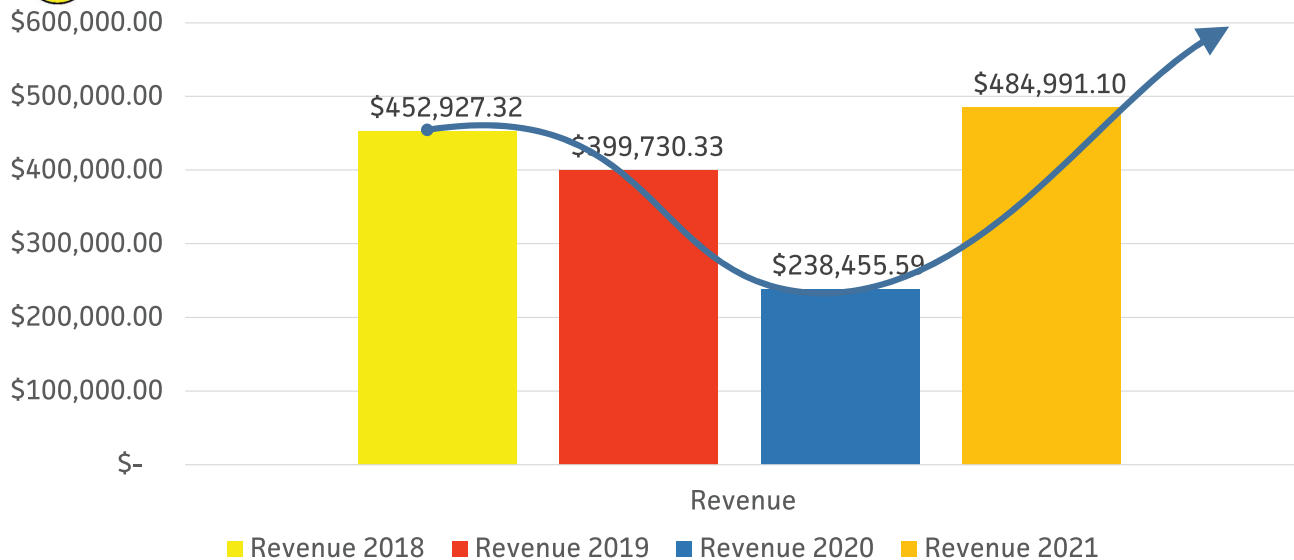
## Monthly Revenue Comparison (HISTORICAL DATA)



Season May 15<sup>th</sup> to October 15<sup>th</sup>

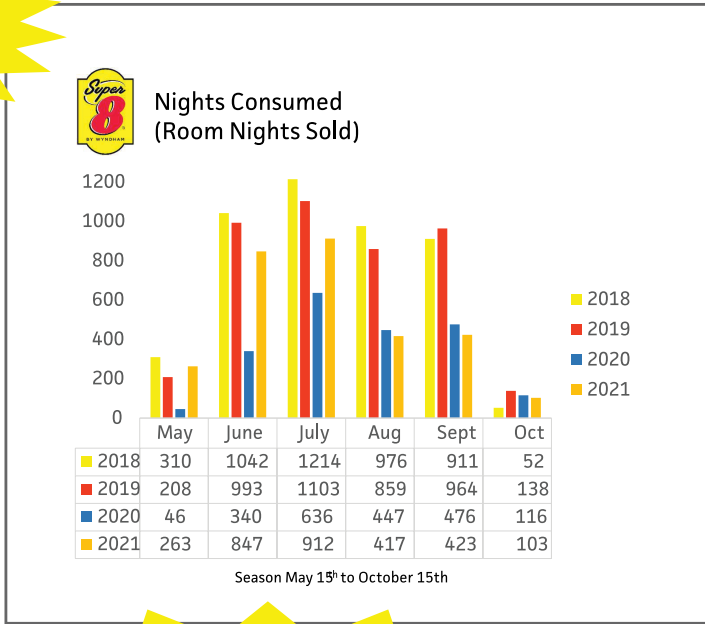
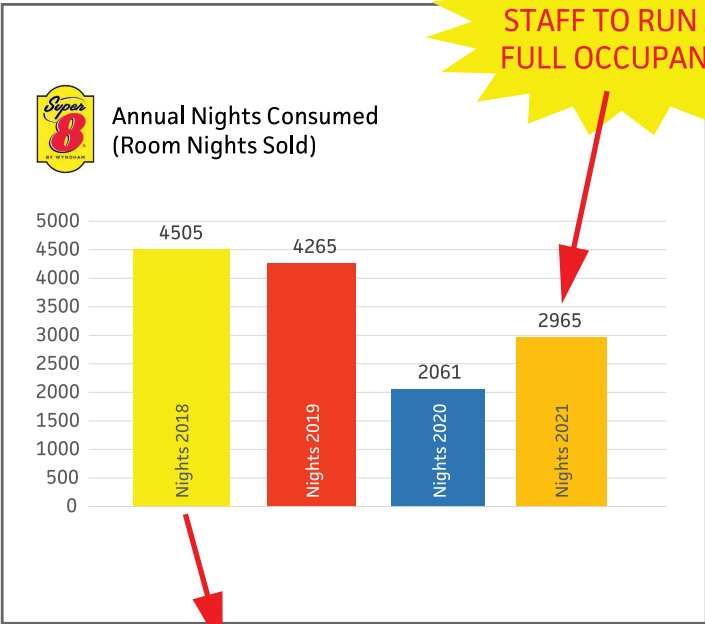


## Annual Revenue Comparison (HISTORICAL DATA)



# ROOM NIGHTS SOLD - AVERAGE DAILY RATE (HISTORICAL DATA)

**NOT ENOUGH STAFF TO RUN AT FULL OCCUPANCY**



**HIGHEST NIGHTS CONSUMED**  
4505

**X**

**2021 AVERAGE DAILY RATE**  
\$163.57

**=**

**ANNUAL INCOME**  
**\$736,882.00**

