

# Midwest Energy Town Motel Package



**Hettinger, ND & Lemmon, SD**

**54 Rooms - \$27,314 Per Key – 8.1% CAP Rate • \$1,475,000**

**Pifer's**  
AUCTION & REALTY



709 12th St. NE • Bowman, ND  
701.523.7366  
[www.pifers.com](http://www.pifers.com)

# LEMMON COUNTY INN

## INTRODUCTION

Here is an incredible opportunity to take advantage of the ever growing travel and lodging economies in the Western Dakota's. These two lodges are situated along the US Hwy 12 corridor, along the edge of the Bakken Oilfield and directly in the heart of prime hunting country in North and South Dakota. As a package, these two exquisite properties are operational under single management as they are only 25 miles apart, yet individually they host abundant opportunities in their respective communities.

## Lemmon Country Inn • Lemmon, SD

30 Rooms • \$22,933 Per Key • 8.5% CAP Rate

Address: 19405 US Hwy 12, Lemmon, SD 57638

Lot Size: 6.91 Acres with Commercial Corner

40 Parking Spaces

15-20 Potential RV Sites

### Motel Information Information:

- 30 Rooms
- New Managers Quarters beside Large Lobby
- Well maintained and continuously updated with new PTAC's, deluxe furniture, flat screen TV's, curtains, artwork, microwaves, toilets, mini-fridge, beds, paint & carpet
- Excellent Signage
- Extended Stay Specialists for: railroad, wind farm, construction, deer & pheasant hunting season
- Financial data available to registered and qualified buyers
- Cash or New Financing





# TIP TOP HOTEL



## Tip Top Motel • Hettinger, ND

24 Rooms • \$32,791 Per Key • 8.1% CAP Rate  
Address: 508 3rd Avenue S., Hettinger, ND 58639  
Lot Size: .5 Ac. Downtown Hettinger

### Motel Information Information:

- Roomside Parking
- 24 Rooms
- 2 Bedroom Managers Quarters beside Lobby
- Well maintained and continuously updated PTAC's, furniture, flat screen TV's, curtains, artwork, microwaves, toilets, mini-fridge, kitchenette's
- Excellent Signage
- Past Projects Include: railroad, wind farm, construction, deer & pheasant hunting season
- Railroad Depot 1 block away
- Owner will consider adjacent 5-unit apartment building
- Financial data available to registered and qualified buyers
- Cash or New Financing

**ANDY MRNAK**

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