



Roosevelt Inn



206 Cemetery Road, Keystone, SD 57751

Listing Agent

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(with aerial and street views)	

Property Information:

Address: 206 Cemetery Road
Keystone, SD 57751

Legal Description:

Swanzer Placer MS 460; Sec. 8, T2S, R6E

Tax ID # 19656

TOTAL ACRES: .65 acres

Tax Information:

2013 Taxes payable in 2014: \$29,523.40
2014 Assessed Value: \$1,470,700

Zoning Information:

No zoning in Keystone.

Listing Price:

\$1,947,000

Terms: Cash, new loan.

The sale of this property is for the real estate, business, furniture, fixtures, name, and goodwill known as the Roosevelt Inn. An equipment list will be provided to interested parties. In general, it includes all items necessary to operate a business in its current condition.

Current Rates

**\$69.95-\$199.95/night –
Season Dependent**

**\$189.95-\$299.95/night –
Rally Rates**



Property History and Area Overview

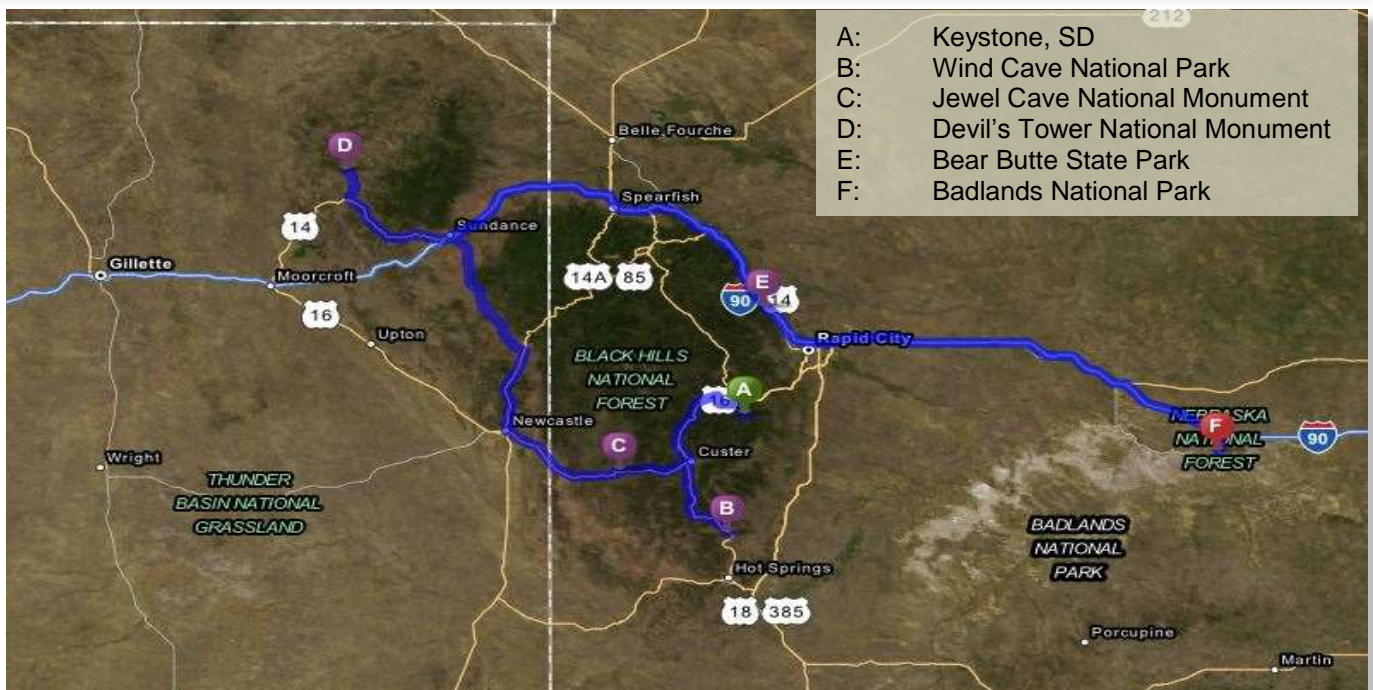
The Roosevelt Inn is named in honor of Theodore Roosevelt, the 26th President of the United States and one of the presidents honored at the Mt. Rushmore National Memorial.

Nestled in Keystone, SD, in the central Black Hills, the Roosevelt Inn has been a family-owned and operated business since 1991. The Roosevelt Inn provides a beautiful display of late-Victorian architecture common during the Roosevelt presidency. The Roosevelt Inn offers spectacular views of the beautiful Black Hills and downtown Keystone. Views you cannot get anywhere else.

The Black Hills and surrounding area attracts around 3 million visitors each year with Keystone being a service area to the Sturgis Motorcycle Rally and is central to Wind Cave National Park, Jewel Cave National Monument, Badlands National Park, Devil's Tower National Monument and Bear Butte State Park.

The entrance to Mt. Rushmore National Memorial is only 200 yards from the Roosevelt Inn. Custer, Hill City, Pactola Reservoir and Deadwood for year-round recreational enjoyment are easy drives within an hour of Keystone. Nearby Rapid City offers a wide range of activities from shopping to professional hockey. Rapid City also recently completed the Main Street Square in Downtown Rapid City which is open for year-round family friendly entertainment. The summer in Downtown Rapid City offers a weekly concert series from June through August with activities for all ages.

Rapid City has also recently added the indoor ice arena for the professional ice hockey which provides an additional 5,000+ seat venue for large events. The winter season in Rapid City and the surrounding area brings guest to the Black Hills Stock Show each year. The summer tourist season thrives with millions of visitors each year and hits its peak annually with the Sturgis Motorcycle Rally.



Population and Economic Overview:

- 2012 Data –
 - Rapid City has a population of 69,854. This reflects a growth of 17.2% since 2000.
 - Pennington County has had a 15% growth in population with 104,347 residents.

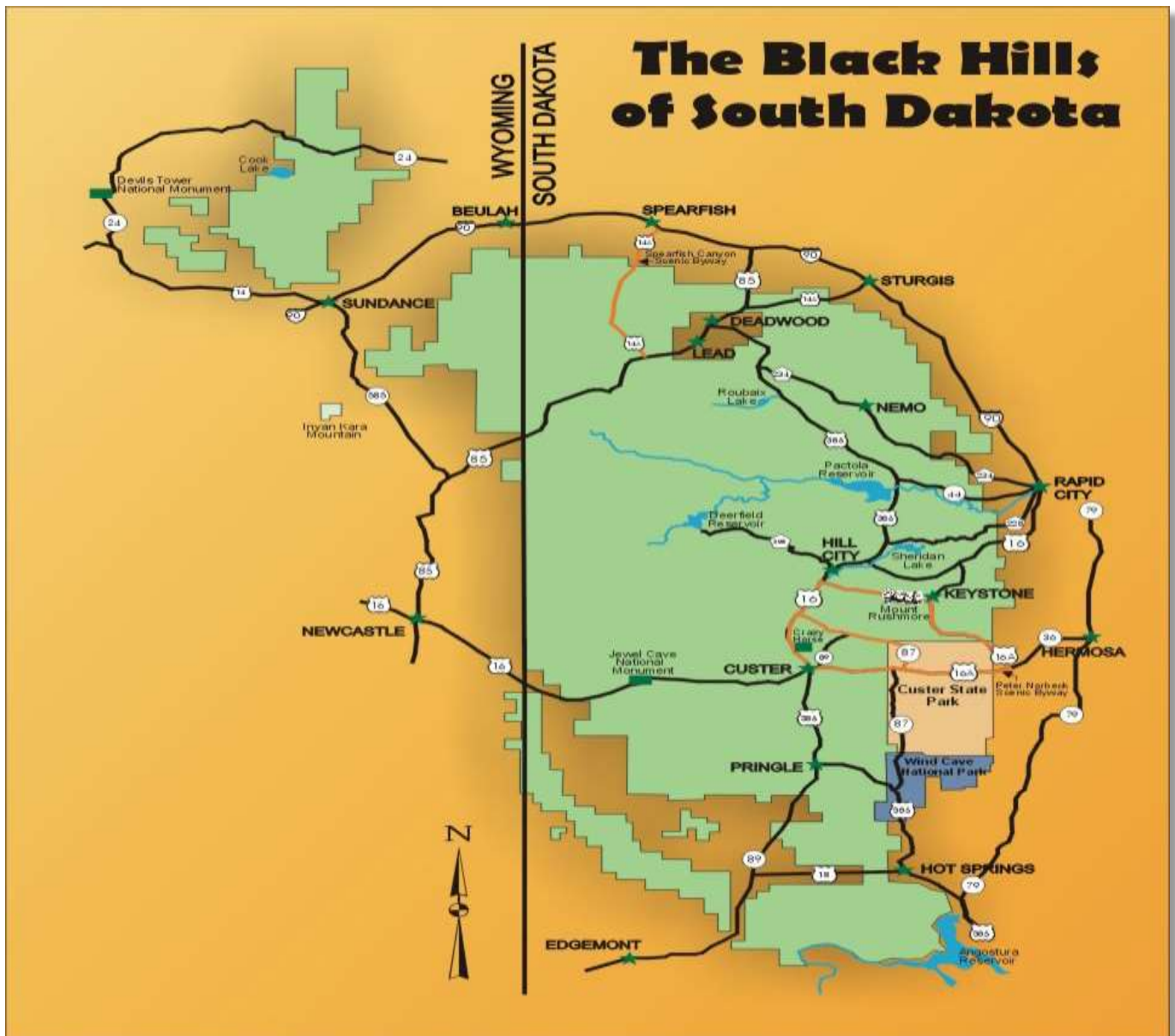
This business is located near Rapid City, South Dakota on the eastern slopes of the Black Hills, about 400 miles north of Denver, Colorado and 625 miles east of Minneapolis, Minnesota.

Rapid City is the main population and trade center for the area with influence extending into Montana, Wyoming, Nebraska and North Dakota. Rapid City and the surrounding communities have also experienced the ripple effect due to the significant increase of mining and oil drilling in Wyoming and North Dakota enhancing the economic climate of the area with additional industrial employment and spending.



Major Traffic Arteries:

South Dakota Highway 16, which is maintained year round, provides 4 lane access to Keystone from Rapid City. Highway 16 intersects with Highway 385, the single-most popular north-south traffic corridor, connecting Hot Springs in the southern Black Hills with Deadwood/Lead in the north. Access to Rimrock Highway and Sheridan Lake Road via Highway 385 provide additional convenient access from the area to Rapid City.



Photographs

Guest Rooms



Roosevelt Inn offers 38 guest rooms:

Economy Single -- A smaller room with one queen sized bed and limited amenities.

Presidential Suite -- A 575-square-foot two-room suite with one king-sized bed, a sofa-sleeper, and oversized bathroom with a jetted tub and dual-sink vanity.

Loft Suite -- A 475-square-foot suite with either one king bed or two queen beds on the main level and two twin-sized youth beds in full-sized loft.

Standard King -- A 288-square-foot room with one king-sized bed. Some include a sofa sleeper for a third occupant.

Standard Double -- A 288-square-foot room with two queen-sized beds and a full ensuite bath with tub and shower.

Family Suite -- A true two-room, 588-square-foot suite with two queen-size beds in a bedroom and a double-sized sofa sleeper in the living room.

Superior King -- A 315-square-foot room with one king-sized bed. Includes a jetted bathtub and oversized twin-sink vanity.

Superior Double -- A well-appointed 315-square-foot room with two queen-sized beds and a full ensuite bath with tub and shower. Includes microwave & refrigerator

Construction & Property Overview

Foundation: Poured concrete

Structural Frame: Steel Frame with poured concrete on some walls. North and South towers are iron and poured concrete for additional strength.

Heating & Cooling: Each room equipped with through-wall units for heat and air. Fourth floor has remote units providing heat and air with heat pumps. Front rooms on second floor offer new air conditioning units. Propane furnace for heat in restaurant.

Plumbing: Each room has a private full bath.

street view



aerial view



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.