

# Pines Motel

248 E. Wentworth Newcastle, WY



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Commercial Broker/Owner

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**\$595,000**

#### Motel Info

Parcel # 45612820901000

##### Taxes:

2014 taxes: \$1,062.72

2015 estimated taxes: \$1,091.00

Assessed Valuation: \$155,098.00

##### Legal Description:

LOTS 6, 7, 8, 9, & 11 HOWELL ADDITION,  
NEWCASTLE, WESTON COUNTY, WYOMING

#### Owner's Residence Info

Parcel # 45612820901001

##### Taxes:

2014 taxes: \$585.72

2015 estimated taxes: \$536.00

Assessed Valuation: \$76,233.00

##### Legal Description:

1998 FRIENDSHIP WESTERN CLASSIC 68 X 28  
VIN MY98 18274ABV TITLE 21-  
183290

#### Cottage Info

Parcel # 45612820900200

At 238 E. Wentworth

##### Taxes:

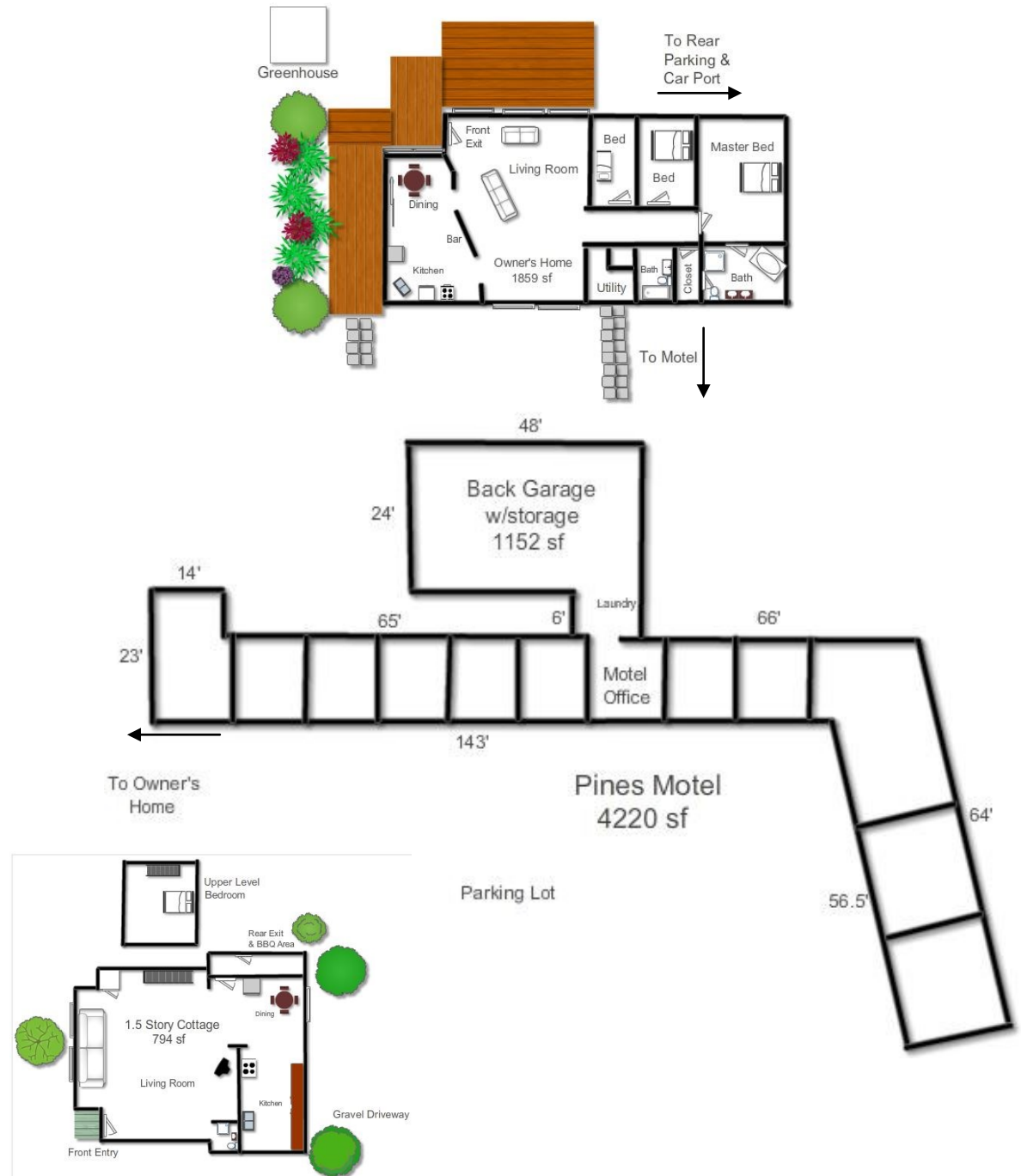
2014 taxes: \$351.92

2015 estimated taxes: \$372.00

Assessed Valuation: \$53,011.00

##### Legal Description:

LOT 2, HOWELL ADDITION, NEWCASTLE,  
WESTON COUNTY, WYOMING







## Highly rated motel with an established reputation

### Sale Includes:

A turn-key motel operation with all necessary amenities:

- Sheets/Towels
- Bedspreads
- Bathroom/Bedroom Fixtures
- Hand Built Custom Furniture/TV's/Wireless Internet Router & Phone System
- Signed art prints in rooms
- Washers/Dryers
- Storage Shelves & Tables
- Harley Davidson Golf Cart
- Cleaning Chemicals/Equipment/Supplies
- Functioning website with reviews
- Private Owner's Home - 1998, 28' X 68' cedar sided modular with three bedrooms, two baths
- Rear parking for owner/2-car carport - 20'x25'
- Private Owner's Garage - 48'x24'
- BBQ Area with Picnic Tables, Grill and Lawn Swings
- 8-Person Whirlpool Spa
- 2 Electric Lighted Road Signs & 1 Billboard
- Lawn Mowers & Lawn Maintenance Equipment



The Pines Motel is 6,332 sf with an exterior corridor boasting 11 rooms plus a 1.5 story 734 sf cottage on an adjacent lot. The owners home is a 3 bed/2 bath 1998 28'x68' double wide modular with cedar siding and a wrap-around deck with multiple levels. The Manager/owner must live On-Site to maintain the established Double Diamond AAA rating.

Behind the owner's home is a 2-car carport with private parking; there is space to park an RV or additional vehicles. The owner's residence also comes with a private 2 door garage.

The motel operates daily and is supplied with two washers and dryers. The linens and towels are replaced annually while the mattresses are replaced every four years. The Motel has an attached garage for storage as well as a shop area for maintenance and the handling of repairs.

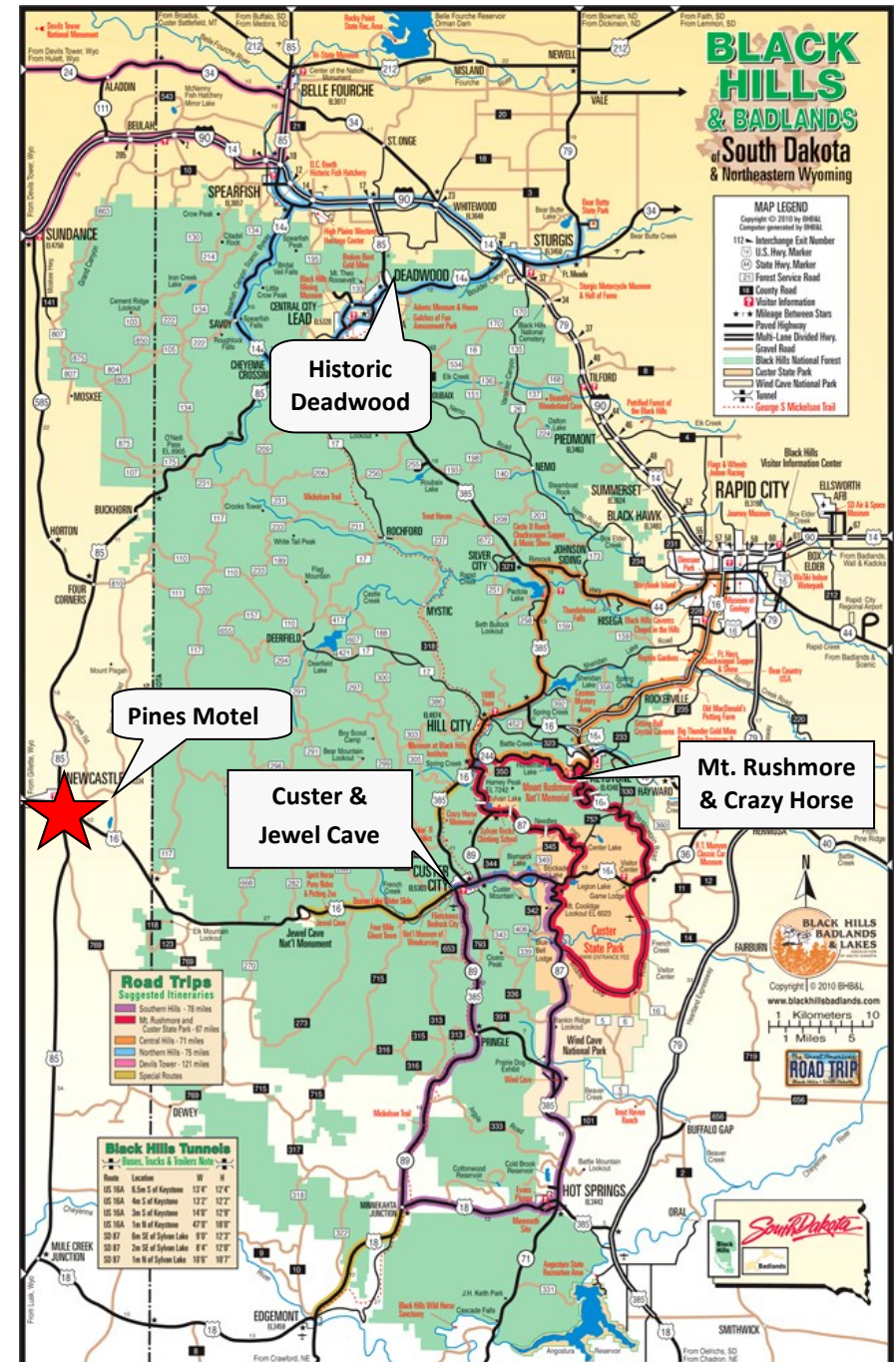
## About the Motel...

The Pines Motel is a beautiful, well-kept property nestled at the Western Gateway to the Black Hills. Sitting at the cross roads of Highways 16 and 85, Newcastle benefits from the travels of nearly 2 million tourists per year.

Its strategic location between Mount Rushmore, Crazy Horse, the Black Hills and Devils Tower then on towards Yellowstone means that The Pines is profitable not just during tourist season, but enjoys business all year long. It is one of the few motels in Newcastle, Wyoming that operates 365 days a year!

## Newcastle also hosts these events each year:

- The Sturgis Motorcycle Rally
- Hunting Season (Deer, Elk, Turkey, Prairie Dogs)
- All School Reunions
- Teams for School Functions Throughout the School Year







Disclaimer

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.