

Prepared by:  
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**The Move Group**  
 Cell: 605-760-7214

MLS # **116205**

Status **Active**

PS Contingency

**Commercial Property**

Address: **1313 W Cherry**

Unit #:

**Price \$875,000**



Year Built **1985**  
 Total Units **18**  
 BuildingType **Hotel/Motel, Mixed Comm, Office Comm, Other, Restaurant/Bar, Retail Comm**  
 Baths **20**  
 SqFt Fin Apx-2nd  
 SqFt Fin Apx-3rd  
 SqFt Fin Apx-4th  
 Bsmt SF Size Apx-BS  
 SqFt Fin Apx-Main **8,419**  
 SqFt Fin Apx-Total **8,419**  
 Annual Gross \$  
 Utilities \$  
 Maint \$  
 Ins \$  
 Other \$  
 Net Income \$  
 Business Name **Studio 13 Motel & RV**  
 Business Use **Hotel/Motel**  
 Rental Per Ft, Gross  
 Rental Per Ft, Net

Unit Type	Actual Rent

City **Vermillion** Original Price **\$875,000**  
 State **SD** Tax Year **2023**  
 Zip **57069** Taxes Apx \$ **\$9,465**  
 County **Clay** Assessments  
 Region **East of Highway 81 SD** Key Location **Owner**  
 Zoning **Business / Commercial** Prop Type **RE & Business**  
 Owner Occupied Tax **No** Lease/Sale **For Sale**  
 Owner **CIRCLE 13 LLC** Income Operating Data Avail  
 Parcel No **15880-09252-144-01** Inventory Included  
 Parcel No 2 **15880-09252-141-00** Stories **1**  
 Land SqFt **87,120** Ceiling Height  
 AcresApx **2.00** Dock  
 Depth Ft  
 Frontage Ft  
 Flood Plain **Unverified** Fixed Equipment  
 # Off Street Parking **27** Fire Sprinkler **No**  
 Spots  
 Road Front Feet  
 Pt. Water Source **City** Garage Stalls **2**  
 Sewer **City** Cash Flow Statement Avail  
 Roof **Metal** CAP Rate  
 Electric Service **400 Amps, Unknown** Trade/Exchange  
 Basement **None** Overhead Door Height  
 Exterior **Brick Accent, Combination, Hardboard, Metal**  
 Fuel **Electric** Internet Display **Yes**  
 Heating **Forced Air, Wall Heater** Address Withheld **No**  
 Cooling **Central, Window Unit** Allow AVM **No**  
 Propane Provider **None** Allow Blogging **No**  
 Electric Provider **Clay Union Electric** Exclusive Listing **Yes**  
 Natural Gas Provider **Other, Unknown** DOM **252**  
 Water Provider **City Water**

Amenities **Air Conditioning, Cable TV, Fencing, Parking Public**  
 Sale Includes **Equipment, Fixtures, Furniture, Inventory**  
 Possession **upon close**  
 Property Features **Updated Kitchen, Main Floor Laundry, Patio, RV Parking, Updated Bath(s)**

Public Remarks **DISCOVER a rare opportunity with this charming 18-room Mid Century Modern motel, a nostalgic nod to classic Americana. Set on a spacious lot, it also features 9 RV spots, offering flexible income streams. The property features a vintage-style pub, perfect for guests to relax and enjoy a drink. The motel boasts unique architectural details, including geometric patterns and sleek lines, capturing the essence of the Mid-Century era. Each room is tastefully appointed with modern amenities, ensuring a comfortable stay for guests. Ideal for a boutique, turnkey motel operation, this property is strategically located near major**

Driving Directions

Legal Desc **LOT B1 EXC W 135 OF REPLAT OF LOT B SW 1/4 NE 1/4 14-92-52 MISC LOT A-1 & LOT A-3 REPLAT OF LOT A-2 SW 1/4 NE 1/4 14-92-52 MISC City of Vermillion, Clay County, SD**

Section Township Range

Realtor Owned **No**  
Bank Owned **No** Short Sale **No**  
In House #  
Audio Recording Device **No**  
Video Recording Device **Yes**  
Listing Agent **Kerry Trimble-Woehl - Cell: 605-760-7214** Co-List Agent **Todd Uhlinger**  
Listing Office **The Move Group - 605-215-1776** Co-List Office **The Move Group**  
Pending Sale Office

Selling Price Sold Financing Closing Date  
Original Price **\$875,000** Pending Date  
List Date **5/7/2024**  
Selling Agent Co-Sell Agent  
Selling Office Co-Sell Office  
Concessions

Agent Only Remarks **Please call Kerry 605-760-7214 or Todd Uhlinger 605-522-0460 for showings. A listing agent must be present at showing. Please direct earnest money to closing company of buyers choice.**