

39 ROOM HOTEL IN SIDNEY, NE 69162



935 9TH AVENUE



RODEWAY INN ® LOCATED IN HISTORIC DOWNTOWN

kw LINCOLN
KELLERWILLIAMS.

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APEX 
COMMERCIAL REAL ESTATE SERVICES

THE OPPORTUNITY

Exceptional Opportunity: Historic 39-Room Hotel in Downtown Sidney:

Located at 935 9th Avenue in Sidney, Nebraska, the iconic Rodeway Inn® represents an extraordinary investment opportunity. This historic gem, built in 1960 and elegantly renovated in 2020, offers a rare chance to own a piece of Sidney's heritage while enjoying modern comfort and conveniences.

Modern Comforts: The Rodeway Inn® offers modern comforts while retaining its historic charm. Relax in your room equipped with essential amenities such as a TV, mini-fridge, and microwave. Guests enjoy the convenience of complimentary WiFi and pet-friendly accommodations, ensuring a delightful stay for every member of the family.

Entertainment at Your Fingertips: Experience excitement within the comfort of the hotel with an on-site casino, providing entertainment for those looking to test their luck.

Deluxe Amenities: Start your day with a delectable complimentary breakfast that caters to a variety of tastes. The hotel's dedication to guest satisfaction extends to the provision of a group kitchen and guest laundry services, enhancing the overall experience for both leisure and business travelers.

Ample Parking: Whether arriving in a car, truck, or bus, guests will appreciate the convenience of free parking on-site, making travel hassle-free and enjoyable.



PRICING

PRICE	▪ Call for pricing
ROOMS	▪ 39
BUILDING SF	▪ 24,000 SF
LOT ACRES	▪ 0.40 AC
PARKING	▪ 23 Spaces



LOCATION

Prime Location: Situated in the heart of Historic Downtown Sidney, this charming hotel boasts an enviable location just off the I-80. Its proximity to the renowned Deadwood Trail and the National Pony Express Monument makes it a haven for outdoor enthusiasts and history buffs alike.

A Culinary Haven: Savor the convenience of numerous dining options within walking distance, providing an array of culinary delights to suit any palate. From local eateries to fine dining establishments, the culinary scene around the hotel is sure to please every taste.

Local Attractions: Immerse yourself in the rich history of the area with the close proximity to the Fort Sidney Museum, where you can explore the storied past of this fascinating region. Nature enthusiasts will appreciate the convenience of being steps away from the Deadwood Trail and National Pony Express Monument, offering captivating trails and breathtaking vistas.

LOCATION HIGHLIGHTS


Within walking distance to
several restaurants and
stores

Short distance to
Deadwood Trail

Close proximity to
National Pony Express



 CHEYENNE COUNTY CHAMBER
Sidney Dalton Gurley Lodgepole Potter

 DOLLAR GENERAL
Save time. Save money. Every day!

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POSTAL SERVICE®

 Western Drug

 MEINDL
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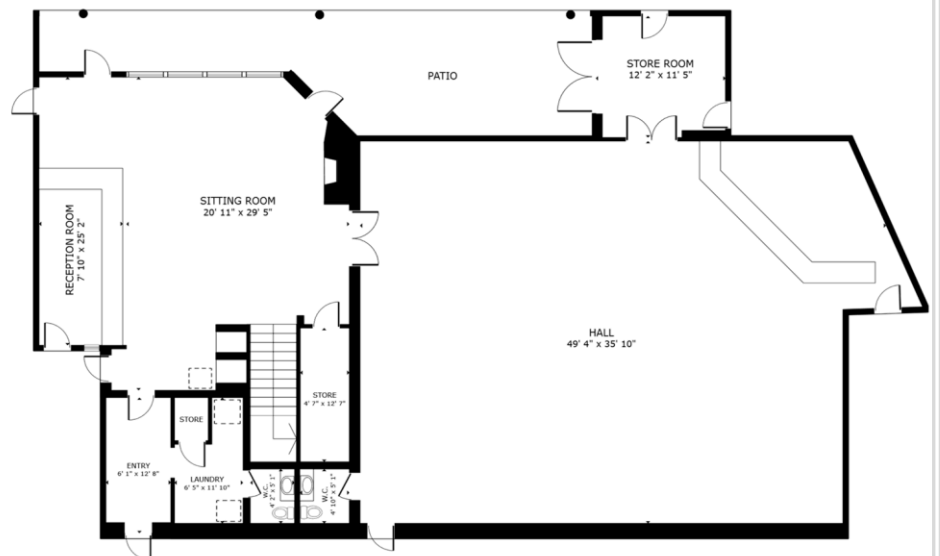
 FedEx®

 POINTSWEST
Community Bank



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LOBBY & COMMON AREAS



FLOOR PLAN



EXTERIOR

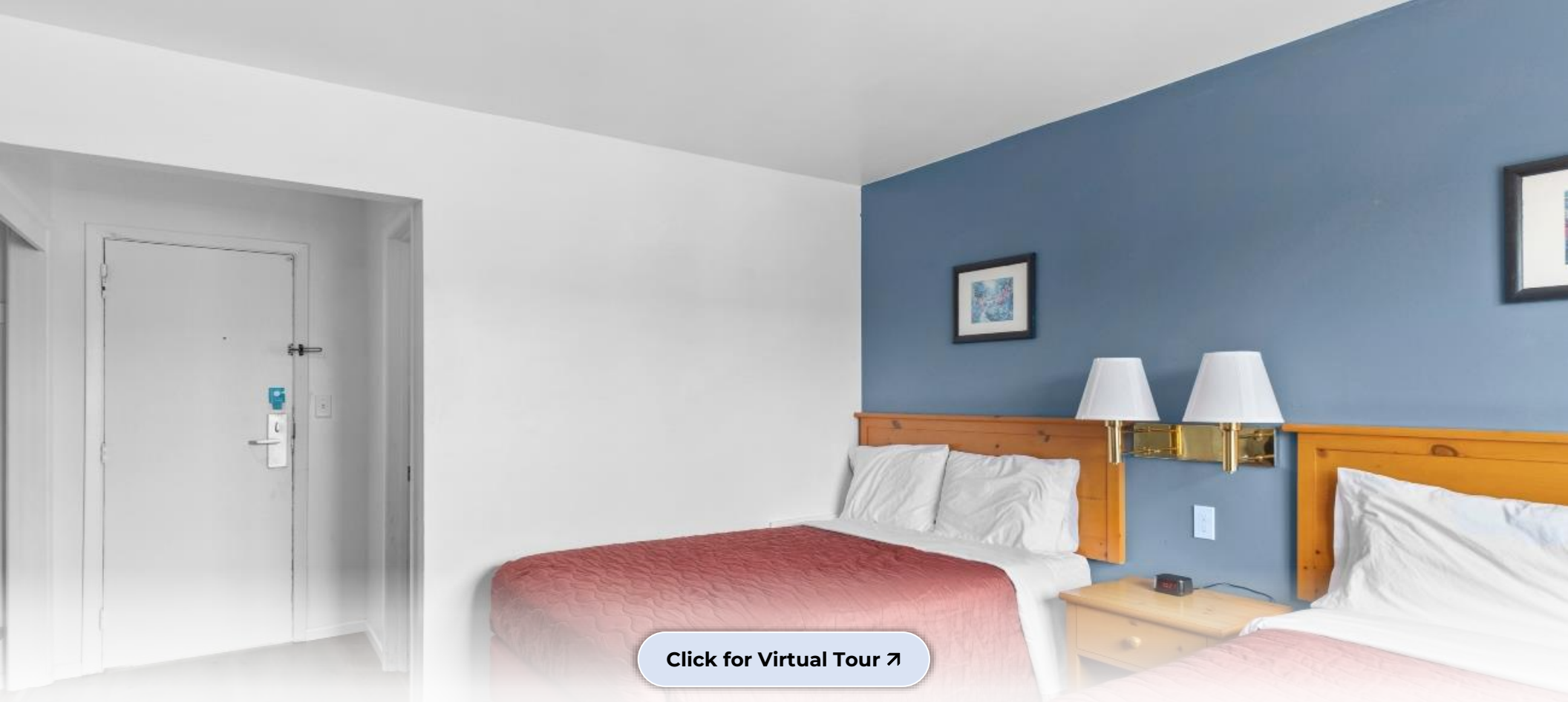




DOUBLE QUEEN ROOM

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DOUBLE QUEEN ROOM ALTERNATE





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KING SUITE DUAL ACCESS





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SINGLE QUEEN KITCHENETTE





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SINGLE QUEEN ROOM



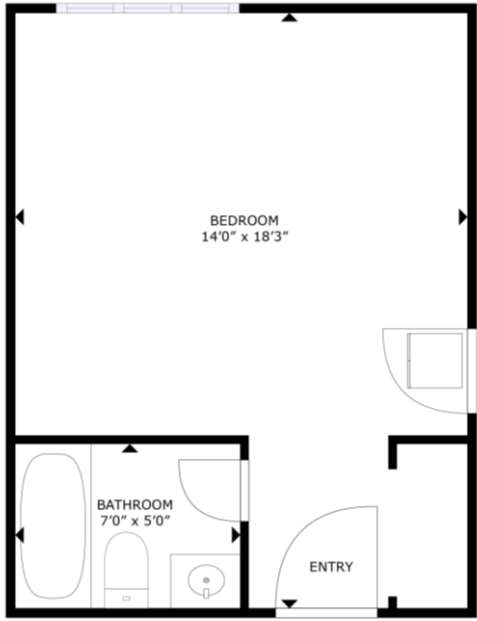


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SINGLE ROOM WITH SOFA AREA

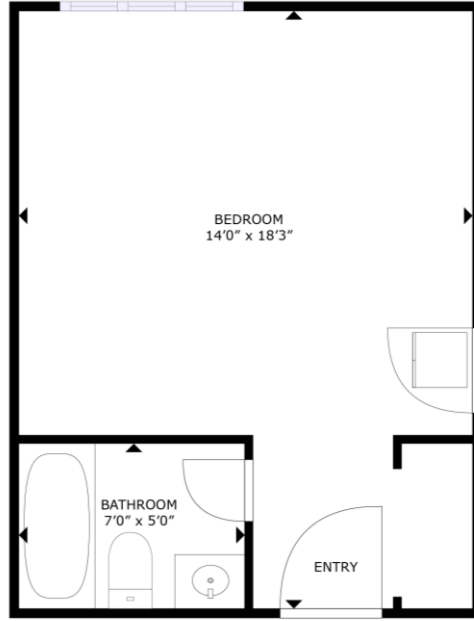


FLOORPLANS



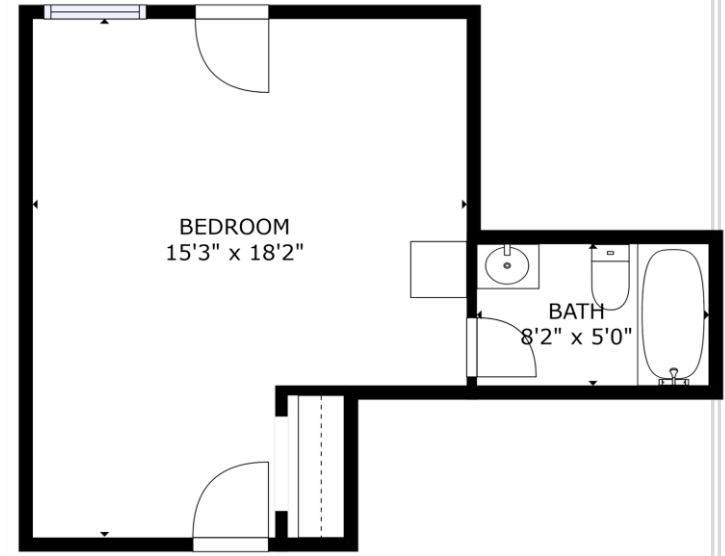
FLOOR PLAN

DOUBLE QUEEN | 275 SF



FLOOR PLAN

DOUBLE QUEEN ALTERNATE | 275 SF



KING SUITE DUAL ACCESS | 297 SF



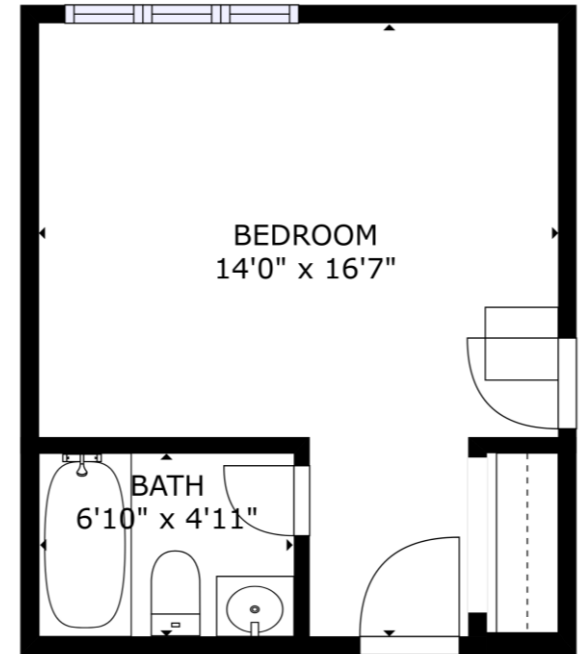
FLOOR PLAN

SINGLE QUEEN | 246 SF



FLOOR PLAN

SING QUEEN KITCHENETTE | 246 SF



SINGLE QUEEN | 232 SF



SIDNEY

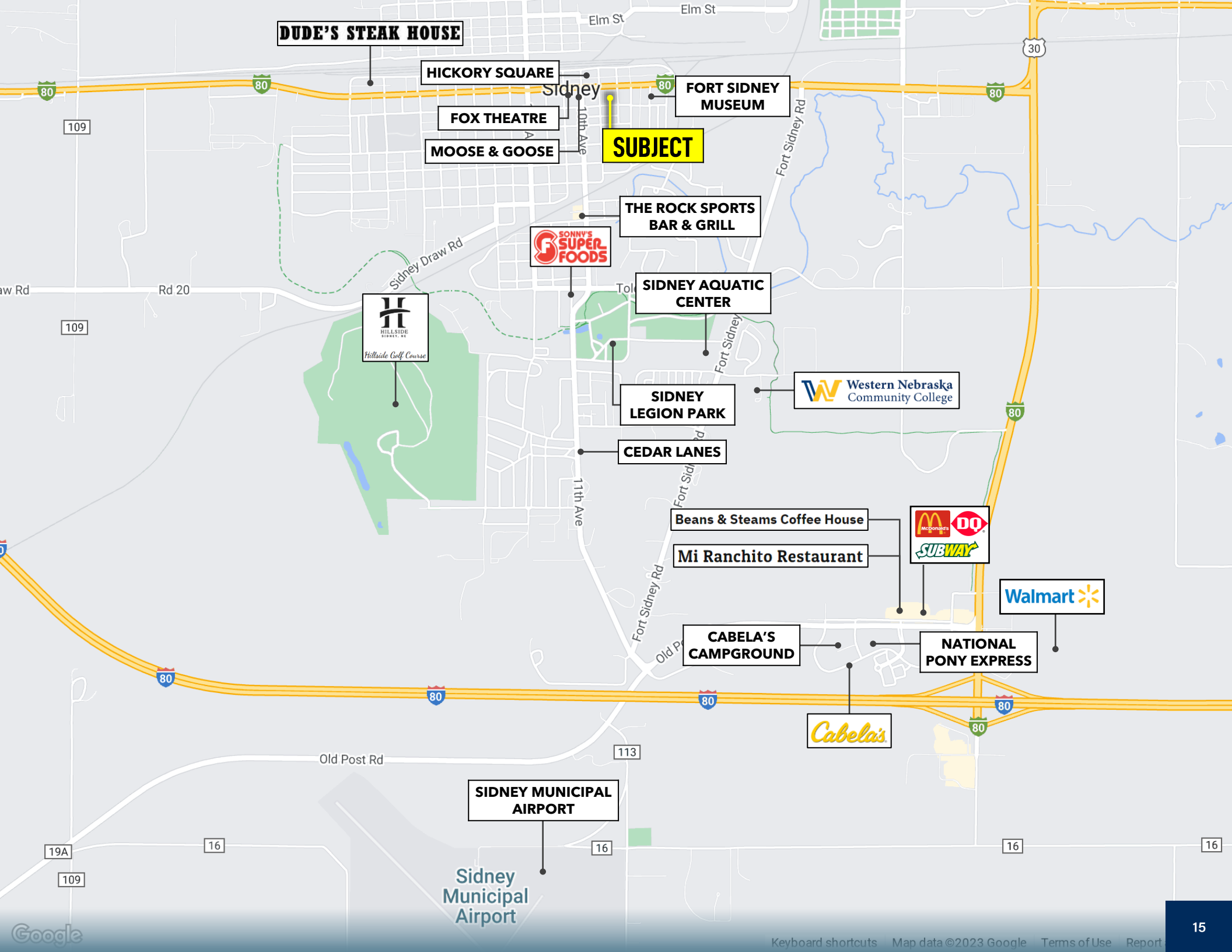
NEBRASKA

LOCATION

Sidney is known for its historical significance and its location near the western end of the Pony Express route. The city was founded in 1867 as a railroad town and has a rich heritage tied to the expansion of the railroad in the United States.

One of the notable attractions in Sidney is the Fort Sidney Museum and Post Commander's Home, which showcases the history of the area and the role of Fort Sidney in the late 19th century. The museum provides insight into the military history, settlement, and development of the region.

Sidney also serves as a commercial center for the surrounding agricultural area. It has a diverse economy with industries such as agriculture, manufacturing, retail, and services.



DUDE'S STEAK HOUSE

HICKORY SQUARE

FOX THEATRE

MOOSE & GOOSE

SUBJECT

FORT SIDNEY MUSEUM

THE ROCK SPORTS BAR & GRILL



SIDNEY AQUATIC CENTER



SIDNEY LEGION PARK



CEDAR LANES

Beans & Steams Coffee House

Mi Ranchito Restaurant



CABELA'S CAMPGROUND

NATIONAL PONY EXPRESS



SIDNEY MUNICIPAL AIRPORT

Sidney Municipal Airport

TOURISM



CHEYENNE COUNTY FAIR

This celebration lasts for one entire week in July. Activities include nightly attractions, like a rodeo, music concerts, tractor/truck pulls and a demolition derby. Weeklong attractions include 4-H events, carnival rides and food vendors.

LANDMARKS



SIDNEY GOLD RUSH

Held during the second weekend in June, this celebration includes musical performances, storytelling, cookouts and historical displays.



OKTOBERFEST

Occurs during the first full weekend in October. Festivities include live entertainment, food vendors, cold beer, a parade and more.

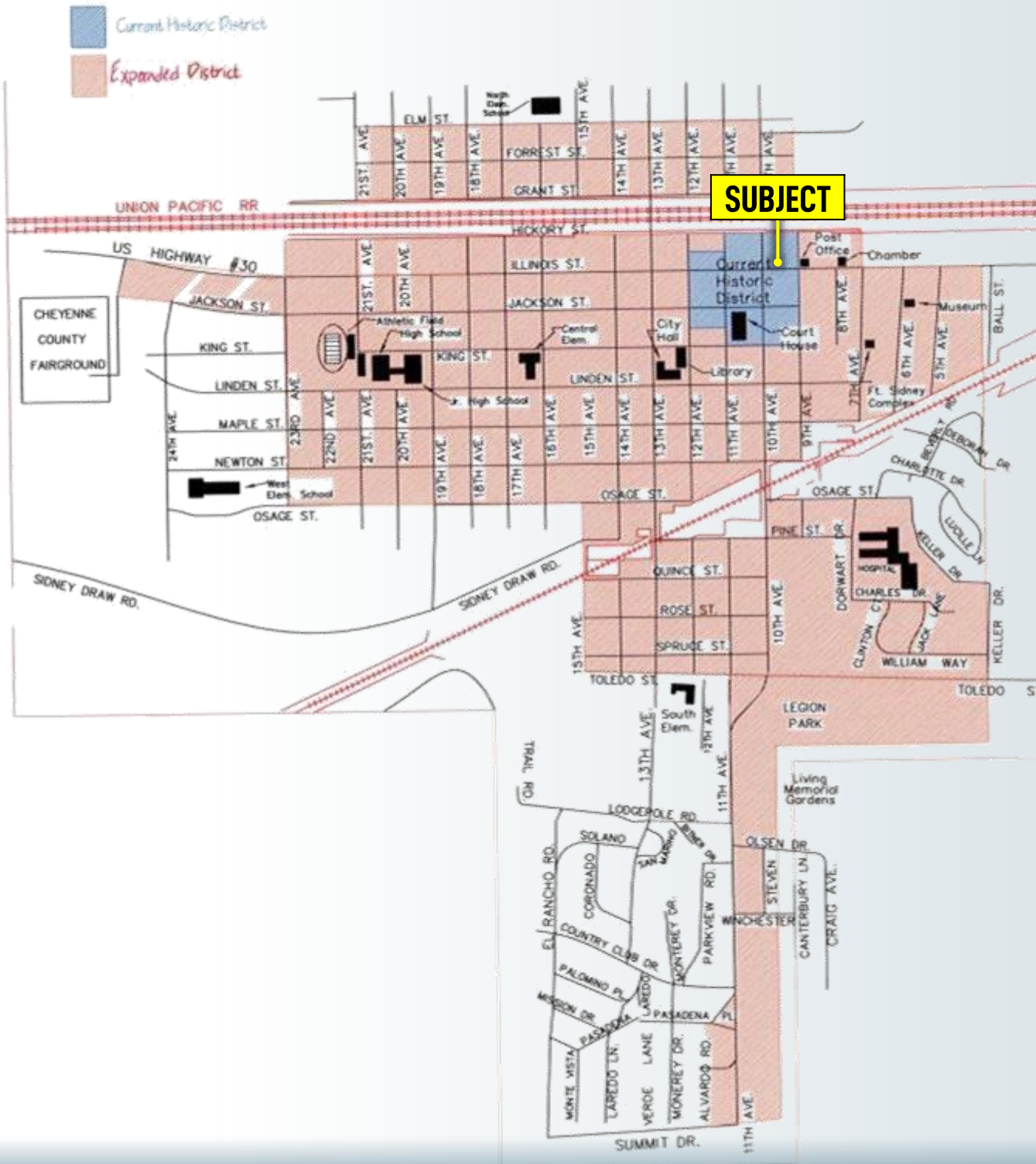
EVENTS



POTTER CAR BOLW

Occurs the last weekend in June. Enjoy a car show, duckpin bowling, melodrama, food, craft show, pinewood derby, live music, auctions, raffles, rodeo events and fireworks.

HISTORIC DISTRICT



Sidney's core downtown business district is listed on the National Register of Historic Places. It is one of only two such districts in Western Nebraska to be listed. This designation is a federal designation from the National Parks Service.

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources.



HISTORIC DOWNTOWN

A community's downtown business district, its Main Street, is the heart of that community. It is about much more than just commerce. Main Street gets to the heart of the resident, the tourist, the commuter, and those passing through. A successful Main Street has the ability to create emotion along with that "sense of place" feeling.

Historic Downtown Sidney strives to have an economically vital, visually appealing, diverse Main Street that embraces our history as well as maintains our hometown character.



APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

OUR VISION

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

Commercial Loans Provided By APEX Capital Markets

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SBA 504

CONVENTIONAL

CMBS

**BRIDGE
LOANS**

**CONSTRUCTION
LOANS**



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