

**BAVARIAN INN -
BLACK HILLS**

855 N 5th St.
Custer, SD 57730

DAN EMERT

970.819.4948

dan@primeinvestmentprops.com

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LOCATION DESCRIPTION

Set on 5.5 secluded acres in the heart of the Black Hills, the Bavarian Inn - Black Hills occupies one of the most durable leisure-demand corridors in the country. The property is the closest hotel to Crazy Horse Memorial and sits minutes from Mount Rushmore National Memorial and Custer State Park — three attractions that together draw more than five million visitors annually and anchor a year-round, multi-generational tourism draw. Custer State Park's 71,000 acres and marquee events such as the Governor's Buffalo Roundup (20,000+ spectators each fall) extend demand well beyond the summer peak, alongside the Mickelson Trail, winter recreation, and hunting seasons.

The Inn enjoys direct frontage on the US Highway 385 corridor, with a planned highway expansion — including a new sidewalk connecting the property directly to downtown Custer — adding both visibility and genuine walkability to an already irreplaceable position. Guests are steps from Custer's dining, retail, and services and at the gateway to the Black Hills' most iconic destinations. In 2026, fireworks return to Mount Rushmore for the first time since 2009, timed to the nation's 250th anniversary — a signal of the region's continued, resilient visitation growth.

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OFFERING SUMMARY

Sale Price:	\$6,895,000
Number of Rooms:	64
Lot Size:	5.5 Acres
Building Size:	14,000 SF
NOI:	\$693,307
Cap Rate:	10.06%

VIDEO

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PROPERTY HIGHLIGHTS

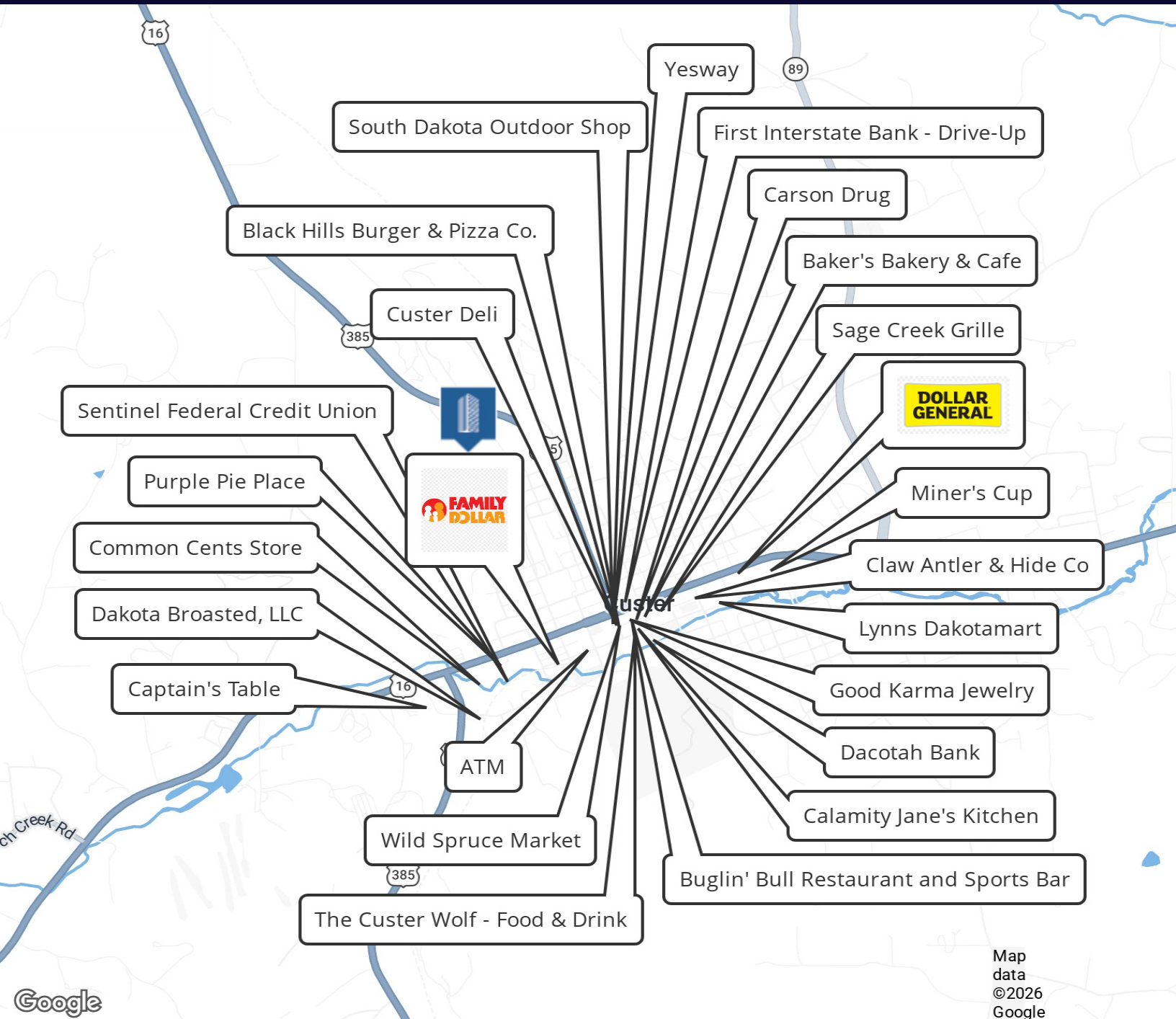
- 64-room family-friendly, independent resort hotel on 5.5 private, secluded acres in Custer, SD
- Stabilized, turn-key hospitality business — documented procedures, seasonal-staffing model
- Extensive capital improvements — new roofs, siding, resurfaced lot and sports court, PTAC units, pool systems, and guest room upgrades — minimal near-term deferred maintenance
- On-site 3,000 SF manager's residence — the workforce-housing solution built in
- Zero franchise encumbrance — full independence of brand, rate, and distribution
- Two pools (indoor & outdoor), hot tub, pickleball, basketball, tennis, patios, and lawn games — a true resort compound that is family-friendly
- Direct US Hwy 385 frontage with planned expansion and new sidewalk to town center — added visibility and walkability
- 10% CAP rate for 2026 projected season of 150-days with extended season upside available
- Suited to families, investor groups, owner-operators
- Potential for seller financing to qualified buyers with significant down payment

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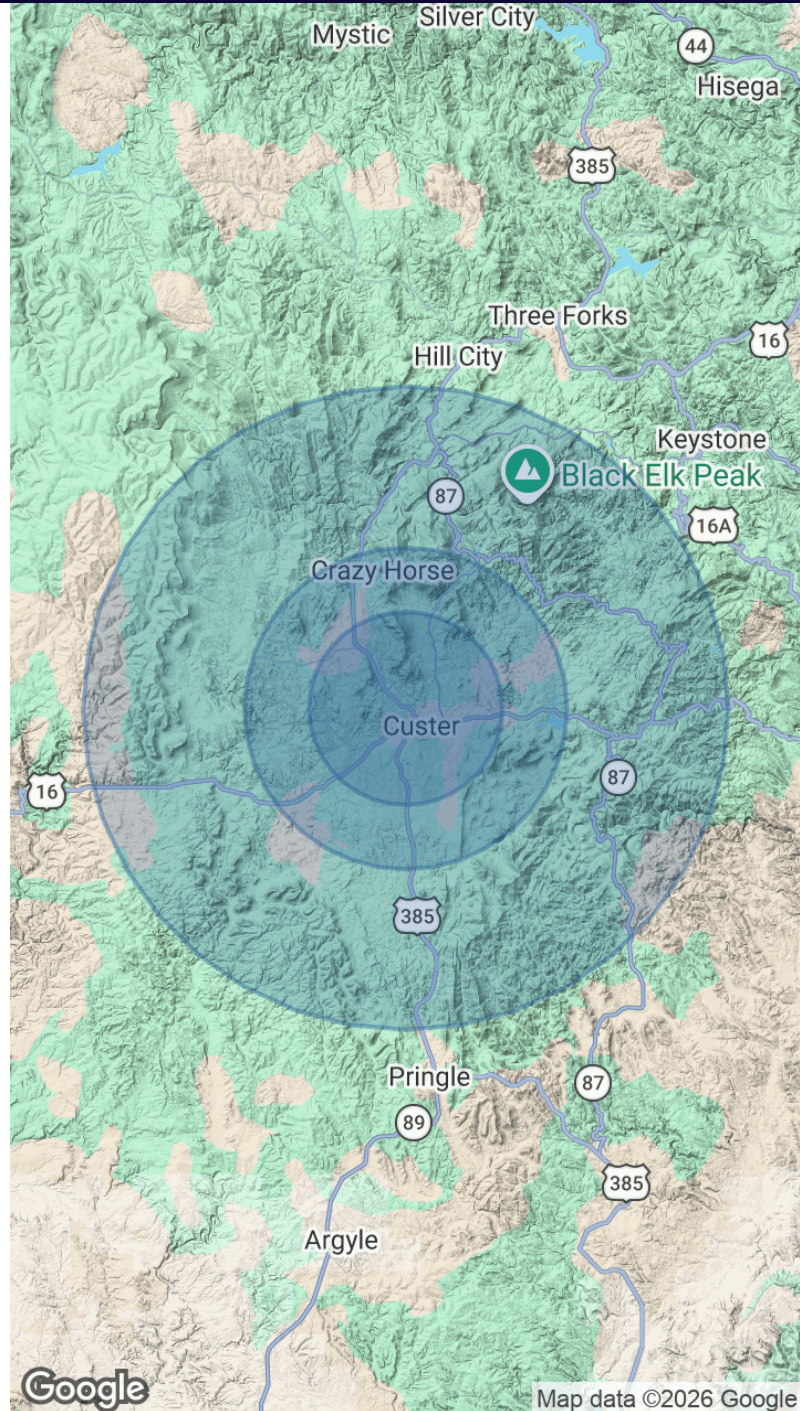
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,514	2,807	5,055
Average Age	58.1	57.6	55.1
Average Age (Male)	56.9	56.0	54.0
Average Age (Female)	57.8	57.3	54.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	723	1,343	2,337
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$113,530	\$110,248	\$106,354
Average House Value	\$309,084	\$310,636	\$339,984

2023 American Community Survey (ACS)



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Sale Price	\$6,895,000
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LOCATION INFORMATION	
Building Name	Bavarian Inn - Black Hills
Street Address	855 N 5th Street
City, State, Zip	Custer, SD 57730
County	Custer

BUILDING INFORMATION	
Building Size	14,000 SF
NOI	\$693,307
Cap Rate	10.06
Number of Floors	2
Year Built	1972
Year Last Renovated	2024

PROPERTY INFORMATION	
Property Type	Resort/Boutique
Property Subtype	Resort
Zoning	Hospitality
Lot Size	5.5 Acres
APN #	008791

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DAN EMERT

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