

# INVESTMENT PROPERTY FOR SALE

## Lewellen Lodge

*Invest in hospitality in the heart of a hunter and fisherman's paradise.*

Located along the Historic Oregon Trail, this converted motel features 21,305 sq. ft. with 23 total units, offering turn-key business opportunity with strong potential cash flow and long-term appreciation.

### LISTING AGENTS:



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View Full Brochure & Listing



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# COMMERCIAL PROPERTY DETAILS

**LEGAL DESCRIPTION:** Part of Tax Lot 5 in the SW1/4 Section 28, Township 16N, Range 42 West of the 6th PM in Garden County, Nebraska.

**PROPERTY ADDRESS:** 215 Church Street  
Lewellen, NE 69147

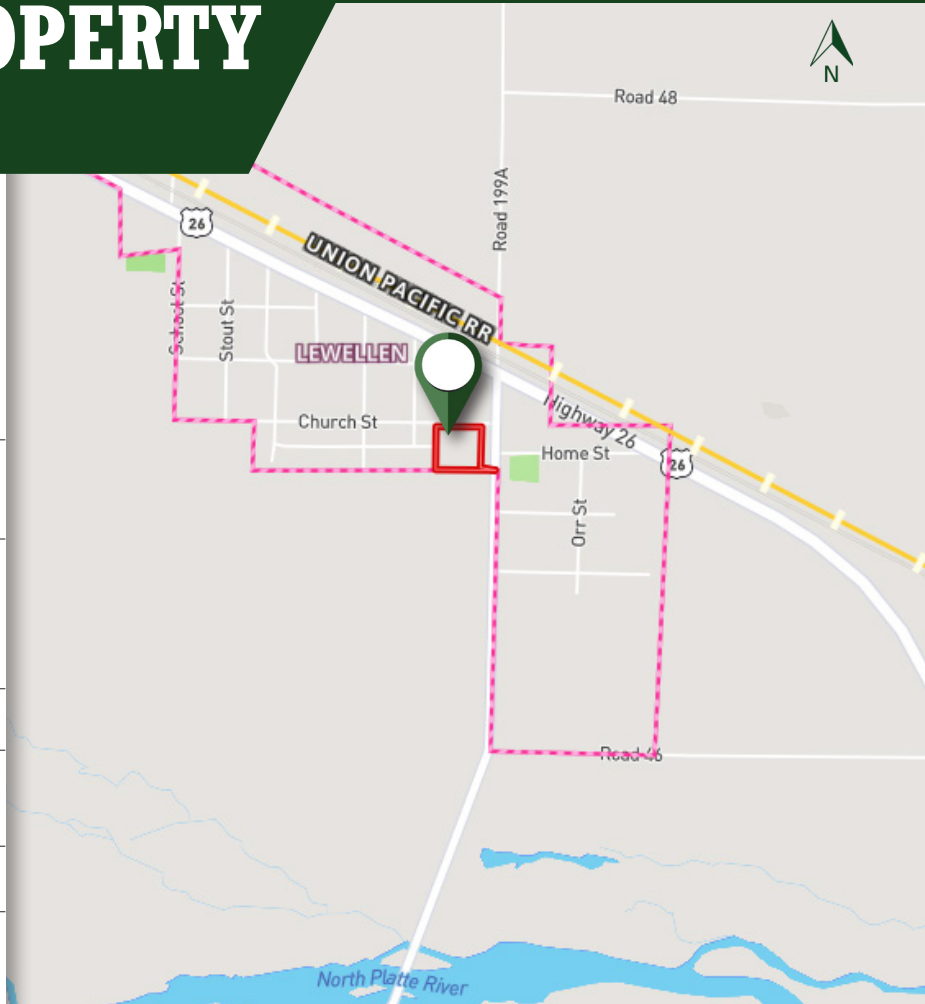
**2023 REAL ESTATE TAXES DUE IN 2024:** \$1,773.40

**YEAR BUILT:** 1969

**BUILDING SIZE:** 21,305 sq. ft.

**LOT SIZE:** 1 acre

**# UNITS:** 20 furnished  
3 semi-furnished



**OTHER BUILDINGS:**

- Equipment/Storage Building
- Trash Burning Building

**PRICE:** **\$500,000.00**

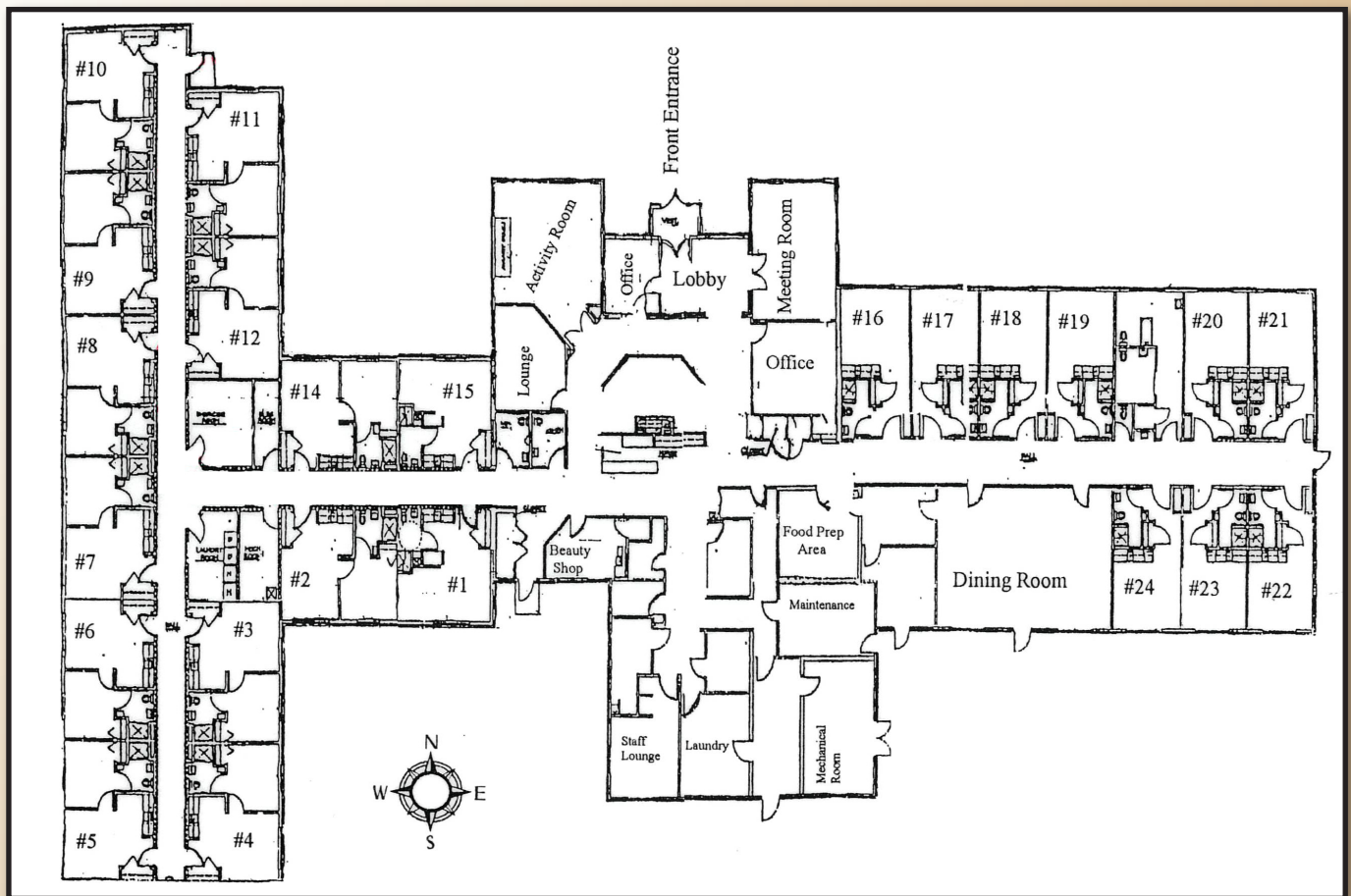
**LOCATION:**

*Located along the Historic Oregon Trail and in the heart of a hunter and fisherman's paradise in Lewellen, Nebraska, just a few miles west of Lake McConaughy and Lake Ogallala State Recreation Area.*

# About Lewellen Lodge

Once a hospital, this all-brick building later served as a fully certified Assisted Living Facility, providing 23 individual apartments that met all state standards. In 2015, Wyatt and Kimi Kramer envisioned a new chapter for this unique space, transforming it into the charming Lewellen Lodge.

Today, the hotel offers 23 unique rooms, welcoming guests from around the country to experience a truly hospitable stay. As the Kramer's embark on new ventures, they're seeking a new owner to take the reins of this turnkey business.





# ROOM AMENITIES

- Small, well-maintained rooms with nice sized closets.
- Private kitchenette in each room, featuring mini refrigerator, microwave, and coffee pot.
- All rooms have individual heat/ac units.
- **(18) Single Suites (\$75):** Contains (1) queen bed, recliner, sofa, table & television.
- **(2) Double Suites (\$120):** Contains (2) queen beds in adjoining rooms, recliner & television.
- Every room is handicap accessible.





# HOTEL ROOM IMAGES

# HOTEL AMENITIES





- Guest Laundry - (4) Washer & (4) dryer units, included. Separate housekeeping area with industrial washer/dryer units.
- Fitness Center, equipment included.
- Entertainment options with generously sized family room and activity room, equipped with games.
- Conference Room.
- Kitchen with spacious dining area, fully equipped to accommodate an in-house restaurant for guests to enjoy after a long day of outdoor adventures.
- Ample parking for vehicles, boats and trailers.
- Just blocks away from a free pool that is open to the public.

# HOTEL PROPERTY AMENITIES

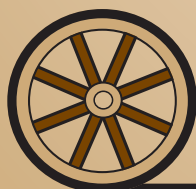
- July 2022 – Rebuilt air conditioner on west end.
- June 2023 - 5 new air conditioner/heater units was replaced on east end.
- April 2024 – replaced 5 windows.
- 2024 – Rebuilt boiler on east end.
- July 2024 – New Roof.

**Prime location, just a few miles west  
of Lake McConaughy & Lake Ogallala  
State Recreation Area.**



Access to migrating birds, including geese, ducks, sandhill cranes and the majestic bald eagles. Other fish and wildlife opportunities in the area, including pheasant, elk turkey, deer, walleye, northern pike, trout, wipers, catfish, and many more.

*Guests can enjoy the hunting and fishing  
capital of the Midwest.*



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