

Parcel
REAL ESTATE

NIGHTS INN MOTEL

FOR SALE

St. Cloud, Minnesota



Property Summary:

Address: 720 US-10 S, St Cloud, MN 56304

Property Type: Hospitality

Size: 14,256sf, 26 rooms plus manager apartment, 4.9ac lot

Zoning: C-5

Gross revenue 2023: \$352,881.51

Price: \$1,650,000

Traffic: U.S. 10 - 25,490 (2023, temporarily reduced due to construction)

Notes:

Same ownership over last 30 years, very stable, room for increased revenue, current owners have not utilized online booking or a website. Owner is retiring. Traffic is expected to increase on U.S. 10 now that the major construction has been completed.



There is approximately 1.75 - 2 ac of excess C-5 commercial land on this site right off of Hwy 10. This presents a unique value add for the next owner.



Tanner Nordlund

Commercial Agent

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Financials

		2022	2023		2022 & 2023 Average
Total Income		\$303,694.73	\$352,881.51		\$328,288.12
Total Expenses		\$326,355.67	\$149,307.60		\$237,831.64
Net		-\$22,660.94	\$203,573.91		\$90,456.49
Stated expenses		\$88,597.17	\$98,269.26		
SDE		\$215,097.56	\$254,612.25		\$234,854.91
Multiple	Price Guidance		Real Estate	\$1,200,000.00	
2	\$469,709.81		Business	\$469,709.81	
2.5	\$587,137.26				
3	\$704,564.72		Total Price	\$1,669,709.81	
3.5	\$821,992.17				
4	\$939,419.62		Asking Price	\$1,650,000	
4.5	\$1,056,847.07				
5	\$1,174,274.53				

Zoning

Commercial Uses	C-1	C-2	C-3	C-4	C-5	C-6	
Amusement Center			C	C	C	C	See Section 14.3.B
Bakery: Prep Area Less than 2,400sf		P	P	P	P	P	
Bakery: Prep Area More than 2,400sf				C	C	C	
Cannabinoid Product Sales		P	P	P	P	P	
Commercial Kennel					C		See Section 14.3.F
Convenience Store		P	P	P	P	P	See Section 14.3.V
Car Wash					P		See Section 14.3.D
Dance Establishment			C	C	C	C	
Day Care Facility: 12 or Less Persons	P	P	P	P	P	P	
Day Care Facility: 13 or More Persons	C	C	C	C	C	C	
Drive-In Establishment					P		
Drive-Thru Facility ²		P			P	P	
Dry Cleaner ³		P	P	P	P	P	
Escape Room			P	P	P	P	
Financial Institution	P ⁴	P ⁴	P	P	P	P	
Hotel/Motel			P	P	P	P	See Section 14.3.M
Massage Facility	P	P	P	P	P	P	See Municipal Code Section 447
Medical/Dental Office	P	P	P	P	P	P	
Micro-Brewery			P/C	P/C	P/C	P/C	See Section 14.3.Q
Motor Vehicle Dealership				C ⁷	C	C ⁷	
Motor Vehicle Rental/Leasing Facility					C		
Motor Vehicle Repair, Minor					P		
Office	P	P	P	P	P	P	
Personal Services Establishment	P	P	P	P	P	P	
Retail Goods Establishment		P	P	P	P	P	

Exterior 1



Exterior 2



Interior 1



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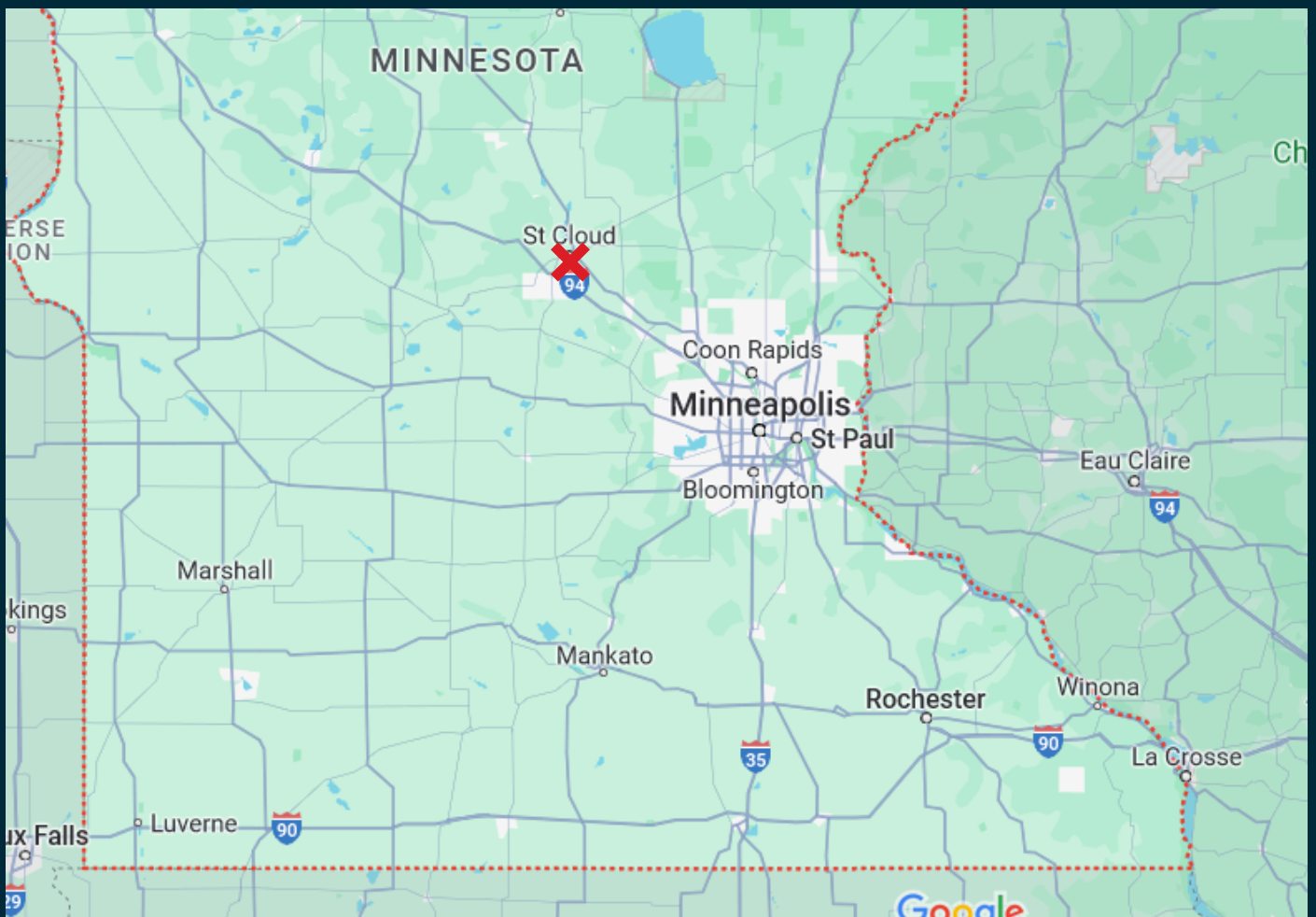
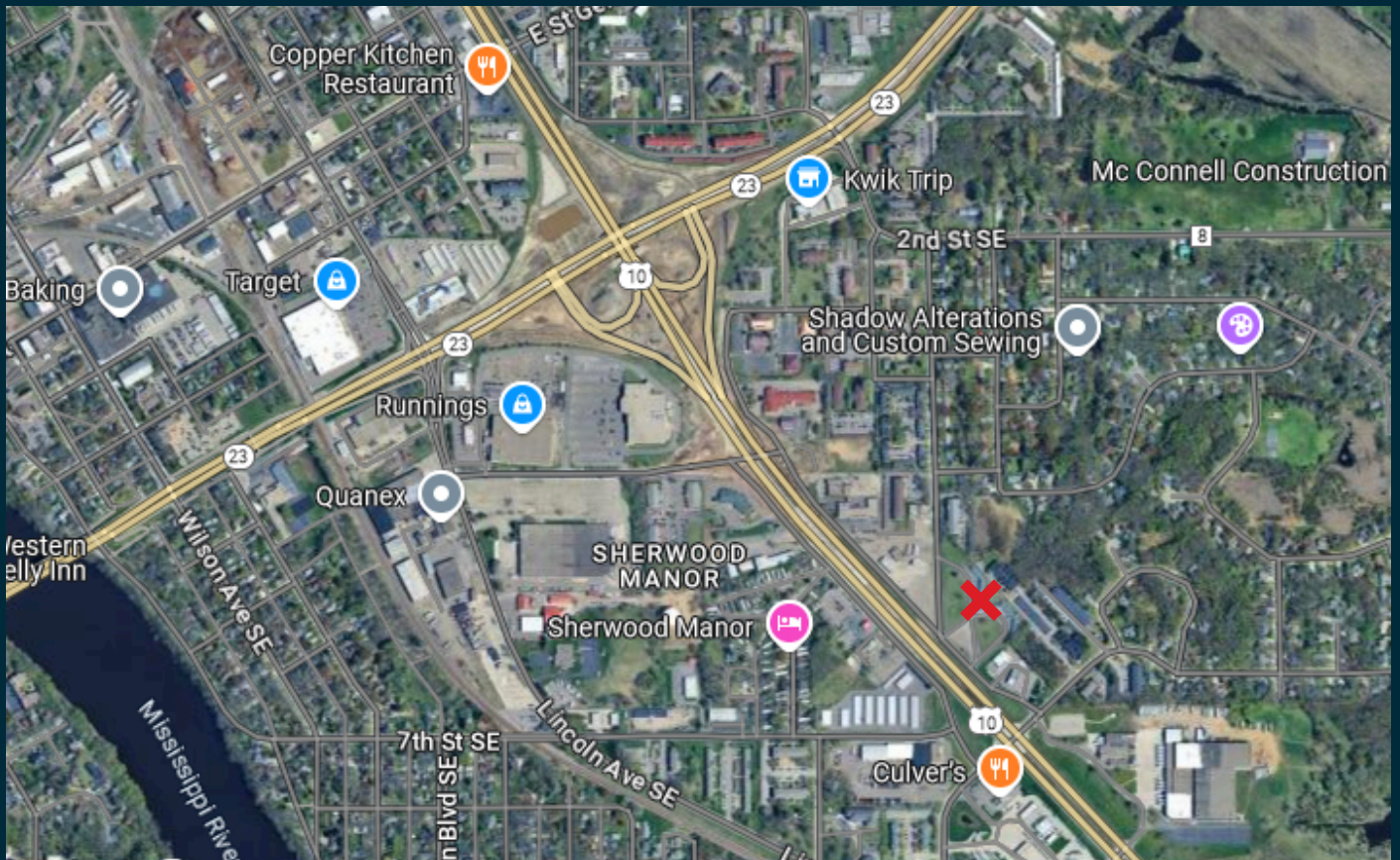
Interior 2



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Location





**Thank
You!**

**Let's Get
In Touch**

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Visit Our Website:

Parcel.Properties