



The Professionals Group, LLC

For Sale:

STEAKHOUSE/LOUNGE/BAIT STORE/LEASED CAMPGROUND

Battle Creek is located on the shore line of Lake Vermillion. This is a great recreational area for camping, hunting, fishing and snowmobile enthusiasts. The convenience store/bait shop operates year around. Open to campers, local

PURCHASE PRICE: **\$325,000**

BUSINESS: **\$95,000**

LAND & BUILDING: **\$230,000**

GROSS REVENUE: **\$322,389**

CASH FLOW: **\$58,887**

INVENTORY: **\$32,000**

FF&E: **\$30,550**

LOCATION: **25 Miles W of Sioux Falls, on**

residents, and travelers, Battle Creek has become a well-known meeting place for camping, recreation, and good food and spirits. The business is an "S" Corporation which was established in 2000 when the current owner(s) bought the bait shop. The steakhouse was opened in 2001. The one story building was built in 2001. One full-time and 6-8 part-time employees work the business specifically weekend nights. The dining room and lounge hold 60+ people and business is highly patronized on the weekends with more than 100 customers. A very beautiful view of the lake is available to all patrons through oversized windows in the dining area. Business visibility is excellent – convenient parking for 35 is available. Lake values are increasing with residential and traffic growth. Battle Creek is located just 5 miles south of I-90 and 25 miles West of Sioux Falls. This recreational site is in demand year around. All shore line is state owned; however, the business owner(s) have a private dock and the land and building are included in the sale. Battle Creek leases 42 camper sites and 10 tent sites. The campground is full on weekends and stays 60-75% full weekdays. This is a great opportunity for an owner/operator looking for a profitable business and property in a recreational area.

For More Information Contact:

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