FOR SALE

PICKEREL LAKE LODGE

TURNKEY BUSINESS & REAL ESTATE

Grenville, SD 57239



LLOYD

INVESTMENT SUMMARY

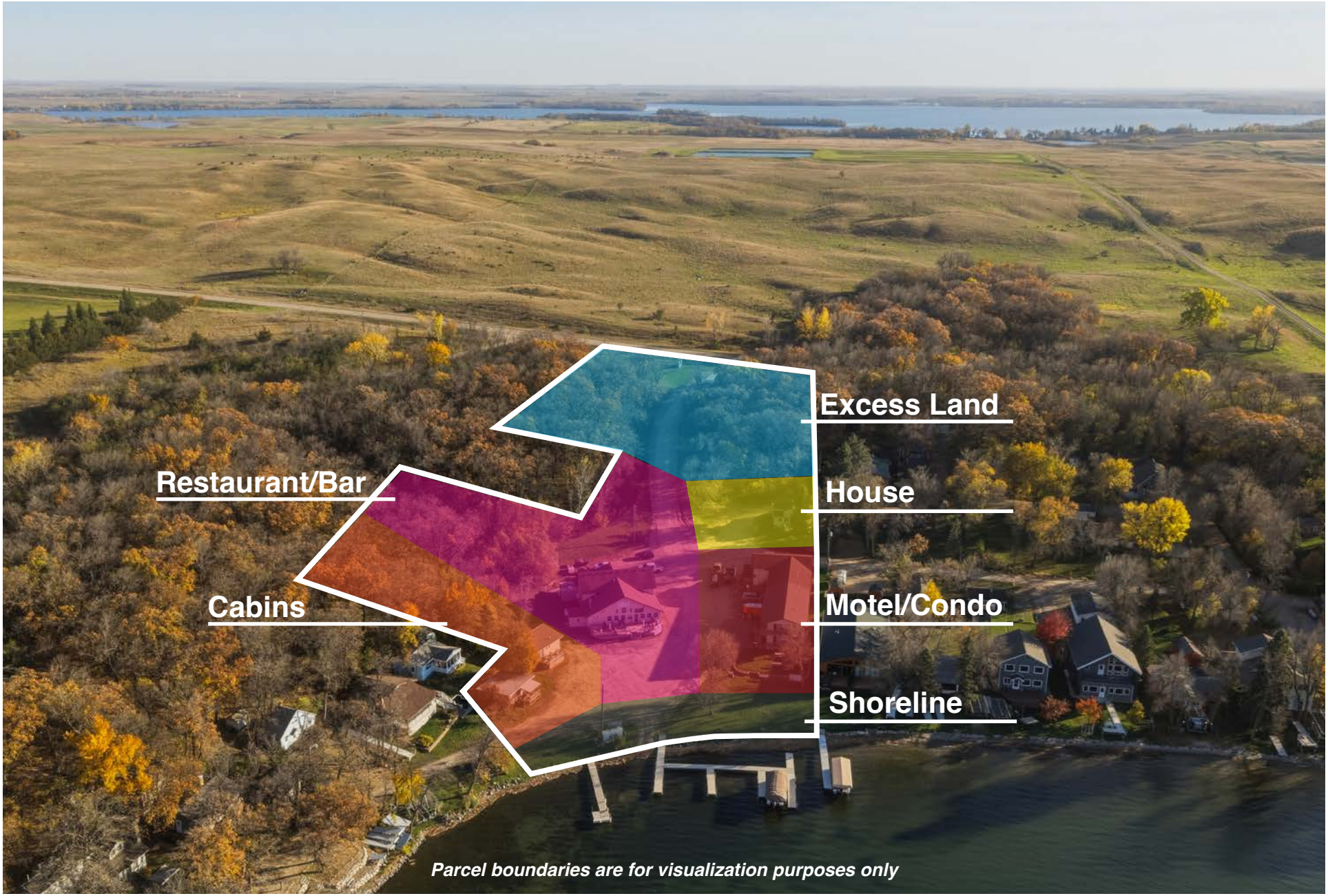
THE OPPORTUNITY

Pickerel Lake Lodge is an established, year-round hospitality and recreational destination situated along the shores of Pickerel Lake in northeastern South Dakota. Offered as a turnkey business and real estate opportunity, the property spans seven parcels offering a restaurant and bar with a fully equipped commercial kitchen, a furnished 12-room hotel, two furnished cabins, a single-family residence, and three parcels of excess land. With approximately 176 feet of shoreline frontage, the property features waterfront docks, a boat launch, a fish-cleaning station, and the lake's only on-lake marine fuel service, supported by a 2,000-gallon double-walled fuel tank.

Located within South Dakota's Glacial Lakes region, the property brings together dining, overnight accommodations, and waterfront recreation in one scenic destination. The existing business includes restaurant furniture, fixtures, and equipment (FF&E), lodging furnishings, and established year-round operations with modified winter hours. With multiple existing revenue streams and additional land, Pickerel Lake Lodge offers prospective buyers the opportunity to continue an established hospitality business while exploring future improvements or complementary recreational uses, subject to applicable approvals.

OFFERING SUMMARY

Address	Grenville, SD 57239
Sale Price	$1,999,000
Offering Type	Business & Real Estate
Total Parcels	7
Lodge Restaurant & Bar	3,293 SF +/-
Lodge Cabins	2 Cabins
Lodge Motel	12 Rooms / 5,544 SF +/-
Single-Family Rental	Size to be confirmed
Vacant Land	3 Lots / 1.24 Acres +/-
Total Site Size	3.64 Acres +/-
Restaurant FF&E	Included
Hotel & Cabin Furnishings	Included
Marine Amenities	6 Docks & On-Site Fuel Sales (2,000gal.)
Camper Hookups	Two
Licenses	On-Sale Beer and Wine License Off-Sale Beer and Wine License On-Sale Full Liquor License Off-Sale Full Liquor License


Excess Land
Restaurant/Bar
House
Cabins
Motel/Condo
Shoreline
Parcel boundaries are for visualization purposes only



1. **Lodge Restaurant**
   #17.652.0300

2. **Cabins**
   #17.652.0200

3. **12-Room Motel**
   #17.651.0507

4. **Single-Family Rental**
   #17.652.0600

5. **Excess Land**
   #17.651.0411

6. **Excess Land**
   #17.651.0413

7. **Excess Land**
   #17.651.0304





SALE HIGHLIGHTS

- The property features approximately 176 feet of shoreline frontage with existing docks and direct access to Pickerel Lake.
- The only on-lake fuel service on Pickerel Lake, providing convenient access to fuel for lake residents and recreational visitors.
- On-site recreational amenities include a boat launch, fish-cleaning station, swimming area, picnic facilities, fire pits, and BBQ grills.
- Lakefront accommodations offer scenic water views, including sunrise views over Pickerel Lake.
- The restaurant and bar accommodate a variety of gatherings, including family reunions, rehearsal dinners, and birthday celebrations.
- Three additional vacant parcels provide opportunities to explore expanded lodging, outdoor gathering spaces, or complementary recreational amenities, subject to zoning and applicable approvals.
- A separate single-family rental offers flexibility for a future owner, including potential on-site management or residential use.
- Year-round operations, with modified winter hours, allow the business to serve visitors beyond the peak summer recreation season.
- Nearby Pickerel Lake Recreation Area features two campgrounds with 65 campsites, rental cabins, swimming beaches, boat ramps, fishing facilities, and hiking trails.
- According to Placer.ai, the property attracted approximately 15,000 estimated visits between October 2025 and September 2026, with visitation concentrated during the summer months and on weekends.
- Business website: https://www.pickerellakelodgesd.com/



PICKEREL LAKE, SOUTH DAKOTA

Pickerel Lake is a **955-acre**, spring-fed lake located in Day County in northeastern South Dakota's Glacial Lakes region. Recognized as one of the state's deepest natural lakes, Pickerel Lake features **more than nine miles of shoreline**, wooded surroundings, and an established lakeside residential community. The lake is a destination for boating, swimming, fishing, and seasonal recreation, offering opportunities to enjoy the area's natural setting throughout the year.

The surrounding Pickerel Lake Recreation Area features two campgrounds, 65 campsites, rental cabins, swimming beaches, boat ramps, fishing facilities, and hiking trails. Popular fishing species include walleye, northern pike, perch, bass, and crappie. The surrounding residential market further reflects the lake's appeal, with an estimated median home value of $450,000 within one mile, compared to $226,000 throughout Day County. Together, these recreational amenities and established lakefront residences support Pickerel Lake's position as a distinctive destination in northeastern South Dakota.

Proximity to larger cities:
22 miles to Webster
55 miles to Watertown
66 miles to Aberdeen

LLOYD




PICKEREL
LAKE
LODGE



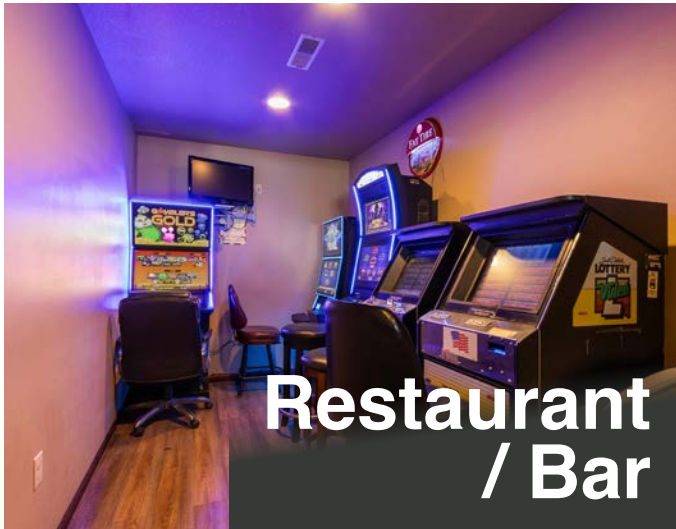

Pickerel Lake
LODGE
DINING - COCKTAILS - LODGING - LOTTO









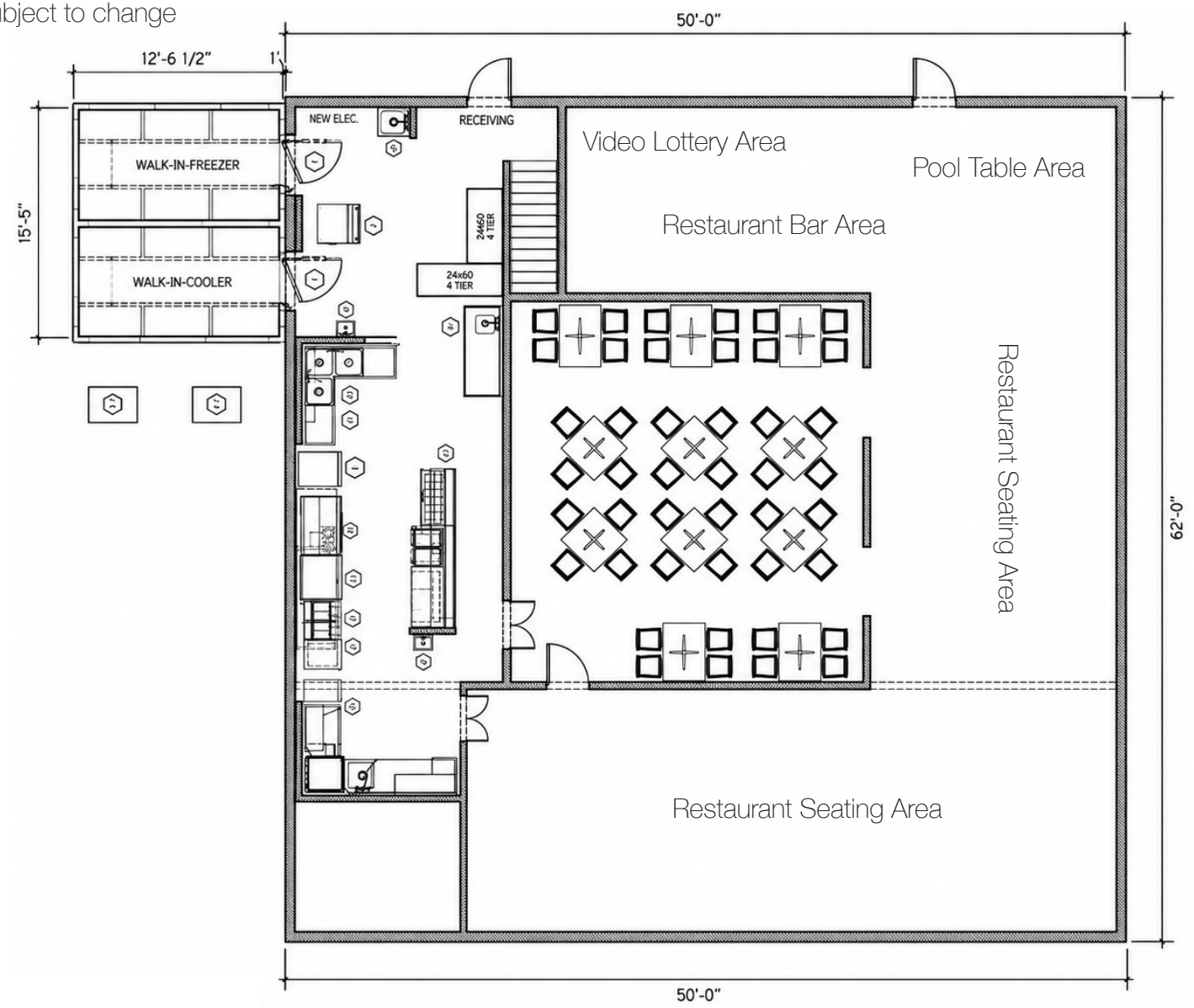


Restaurant / Bar

RESTAURANT/BAR FLOOR PLAN

Includes 750 SF of upper level space, currently used as storage

Concept only; subject to change













12-Room Hotel

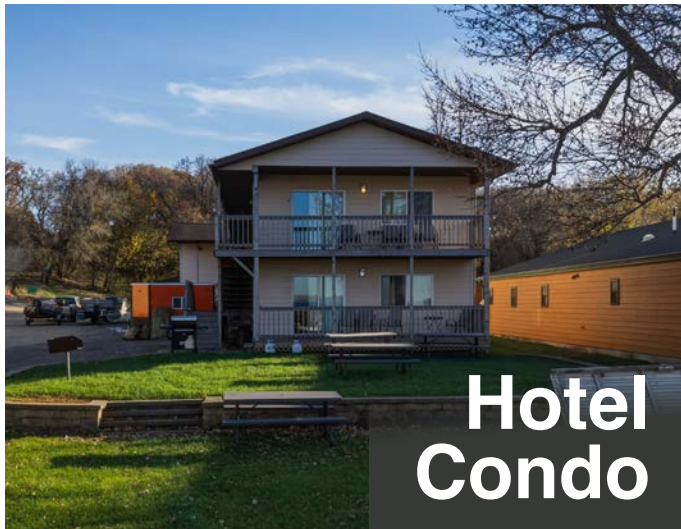











Hotel
Condo













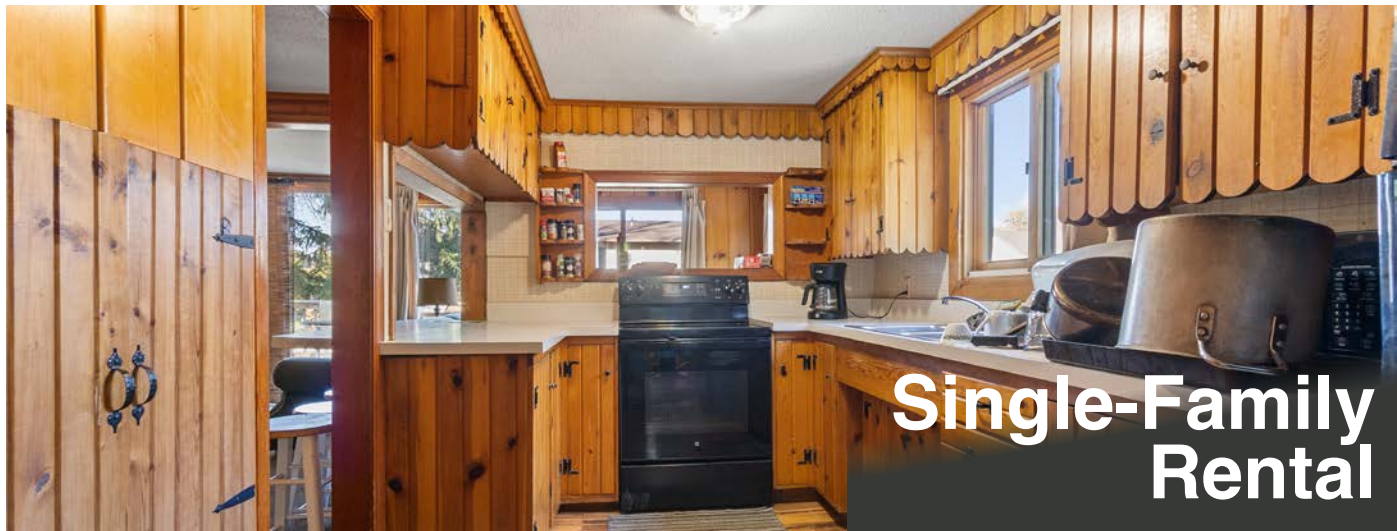
Cabins











Single-Family Rental

Furniture, Fixtures, & Equipment (FF&E)

Kitchen

- 1 – 24” x 24” Jackson high-temperature dishwasher
- 1 – 7’ stainless steel side sink
- 1 – 5’ stainless steel side rack
- 1 – 26” stainless steel Saturn upright freezer
- 2 – 16” CookRite deep fryers
- 1 – 3’ CookRite flat-top grill
- 1 – 48” Vulcan oven/stovetop/flat-top
- 1 – 7’ stainless steel hood with air handler
- 1 – 48” stainless steel hood
- 1 – ANSUL system
- 1 – 28” Atosa upright freezer
- 1 – 48” Delfield condiment cooler
- 1 – 48” stainless steel table with shelf
- 1 – 36” stainless steel table with shelf
- 1 – Commercial can opener
- 1 – Hamilton Beach microwave
- 1 – Panasonic microwave
- 1 – 24” stainless steel microwave stand/table
- 1 – 11’ stainless steel dish rack/serving warmer
- 1 – 58” x 58” stainless steel corner three-sink system
- 4 – Wisco pizza ovens
- 1 – 42” miscellaneous rack
- 1 – 77” prep sink with counter
- 1 – Two-burner Bunn coffee maker
- 1 – 46” over-counter condiment cooler
- 2 – Stainless steel hand sinks
- 1 – 32” Prodigy ice maker with lower bin
- 1 – Sharp microwave
- 1 – Kitchen fire extinguisher
- 1 – 8’ x 12’ Kolpak walk-in cooler
- 4 – Cooler racks
- 1 – 8’ x 12’ Kolpak walk-in freezer
- 5 – Freezer racks
- 1 – 21” x 24” mop sink
- 1 – Perfect Aire portable AC

Bar Area

- 12 - Hightop bar stools
- 1 - Hand sink
- 1 - 5’ three-compartment sink
- 1 - Barmaid glass washer
- 1 – 3’ stainless steel ice well
- 1 – 6’ Atosa six-tap keg cooler
- 1 - 11’ back bar
- 3 - Misc. TVs
- 1 - Toast POS system with four tablets
- 1 – 32” Frigidaire glass-door cooler
- 1 – Chip rack
- Miscellaneous beer signs and clock

Restaurant Porch Area

- 2 – TVs
- 3 – 32” high-top tables
- 8 – Bar stools
- 4 – Miscellaneous clothing racks
- 8 – 36” granite-top tables
- 1 – 21” stand-up pizza freezer
- 1 – 24” upright pizza freezer
- 1 – Small worm cooler
- Miscellaneous bar signs and decor
- 32 – Newly recovered chairs

Dining Room Area

- 6 – 40” glass-top tables
- 2 – 32” x 48” glass-top tables
- 1 – Round 50” glass-top table
- 41 – Newly recovered chairs
- 2 – Children’s high chairs

Misc. Bar/Kitchen

- 2 – Rheem propane forced-air furnaces
- 1 – Payne central air system
- 1 – Carrier central air system

Furniture, Fixtures, & Equipment (FF&E)

Motel

Lower Laundry

- 1 – Whirlpool washer
- 1 – Roper dryer
- 1 – NuTone central vacuum
- 2 – Rheem 85-gallon electric water heaters
- Miscellaneous towels, bedding, and cleaning supplies
- 1 – 8’ folding table

Upstairs Laundry

- 1 – Roper washer
- 1 – Whirlpool dryer
- 1 – 8’ folding table
- Miscellaneous towels, bedding, etc.
- 1 – Rollaway bed

Office Storage

- 1 – Leer ice freezer
- 1 – PTAC heating and cooling unit

Utility

- 2 – Rheem Marathon 85-gallon water heaters
- 2 – Rheem electric heat pump/AC furnaces

Outdoor

- 1 – Char-Broil grill
- 4 – 8’ picnic tables
- 15 – Steel/fabric outdoor chairs

Rooms 1-7

- Room 1 – 3 beds
- Rooms 2–7 – 2 beds per room (12 beds total)
- Tables and chairs in each room
- PTAC heating and cooling units in each room
- Mini refrigerator and microwave in each room
- Miscellaneous TVs
- Dishes, utensils, coffee pots, etc.

Condo 8 - Upper

- 1 – Frigidaire upright refrigerator (2 years old)
- 1 – Tappan electric stove
- 1 – 43” Onn TV
- 4 – High-top stools
- Miscellaneous living room furniture
- 2 – Queen beds
- 1 – Microwave

Condo 9 - Lower

- 1 – Frigidaire upright refrigerator
- 1 – Tappan stove
- 1 – 45” Vizio TV
- 1 – Daewoo microwave
- 2 – Queen beds
- 4 – High-top stools
- Miscellaneous living room furniture

Upstairs Apartment

- 1 – Amana PTAC heating and cooling unit
- 1 – Asocold dorm refrigerator
- 1 – Sharp microwave
- 1 – Full bed

Furniture, Fixtures, & Equipment (FF&E)

Cabin 10

- 1 – GE refrigerator
- 1 – GE gas stove
- 1 – Table with 4 chairs
- 1 – 30-gallon water heater
- 3 – Outdoor chairs with table
- 1 – Couch
- 1 – Flat-screen TV
- 1 – Window air conditioner
- 2 – Full beds
- 1 – Outdoor charcoal grill

Cabin 11

- 1 – LG refrigerator
- 1 – Frigidaire refrigerator
- 1 – Premier stove
- 1 – Perfect Aire window air conditioner
- 1 – Pelonis portable air conditioner
- 1 – 43” TCL TV (new)
- 1 – Richmond 50-gallon electric water heater
- 1 – Table with chairs
- 2 – Couches
- 2 – Full beds
- 3 – Outdoor chairs with table
- 1 – Outdoor charcoal grill

Single-Family Rental

- 1 – Black GE stove (3 years old)
- 1 – Black 30” upright refrigerator
- 1 – Dining table
- 1 – Loveseat
- 2 – Couches
- 1 – 45” Sony TV
- 1 – Padded chair
- 4 – Twin beds
- 3 – Full beds
- Miscellaneous dishes, pots, pans, etc.
- 1 – 40-gallon electric water heater
- 1 – Cool Living window air conditioner
- 1 – Midea wall air conditioner
- 1 – Arctic King portable air conditioner
- 1 – GE microwave
- 1 – Outdoor table
- 4 – Steel/fabric chairs

Security

- Lorex 10 Camera Security Camera System

Docking System

- 28 – 8’ sections of ShoreMaster dock with aluminum decking
- 1 – 12’ aluminum ramp

Gas Dock

- 5 – 8’ dock sections
- 1 – 16’ dock section
- 1 – 12’ ramp
- Roll-A-Dock aluminum dock system

Fuel System

- 1 – 2,000-gallon True North Steel double-walled fuel tank
- 1 – Gilbarco Veeder-Root fuel pump with credit card capability
- Credit card processing system, updated spring 2026

Outside Bar & Fish Cleaning

- 1 – Electric ceiling heater
- 1 – Chest freezer
- 5 – Steel square tables
- 14 – Steel/fabric chairs
- 8 – Plastic chairs

2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	Day County
Total Population	**71**	**224**	**553**	**5,490**
Projected Population (2031)	**69**	**217**	**537**	**5,487**
Daytime Population	**61**	**187**	**483**	**5,175**
Median Age	**40.5**	**41.6**	**41.3**	**46.8**
Area Households	**30**	**126**	**232**	**2,383**
Median Household Income	**$71k**	**$76k**	**$73k**	**$71k**
Median Home Value	**$450k**	**$414k**	**$400k**	**$226k**

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

LLOYD





RAQUEL BLOUNT

VP of Commercial Real Estate

605.728.9092 | raquel@lloydccompanies.com

SCOTT BLOUNT

Broker Associate

605.231.1882 | scott@lloydcompanies.com

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104

605.323.2820 | LloydCompanies.com

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All interested parties are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.