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CANYONS BOUTIQUE HOTEL
BUILDING | FACILITIES | .83 ACRES
190 North 300 West, Kanab, Utah 84741

\$ 3,600,000
SALE
FOR



Prime, 28 Room, 3 level, Victorian Boutique Hotel; Guests are greeted by the grand staircase with hardwood banisters, beautiful glass sculptures, chandeliers, and light fixtures. Lovely artwork including a stained glass front door that integrates the old with the modern in a very pleasing way. The lobby has fabulous lit up Nevada Onyx counters, Each room is charming and different with their own bathrooms, Rich upholstery on the antique style beds and luxurious linens . The hotel has an award winning onsite restaurant, that is leased income. Purchase includes commercially Zoned Modular home located at 244 W 200 N Kanab, UT. 1,782 sf, 3 bedrooms, 2 bathrooms positioned on .18 of an acre with laundry house at 495 sf.



28 RECENTLY REMODELED LUXURIOUS ROOMS



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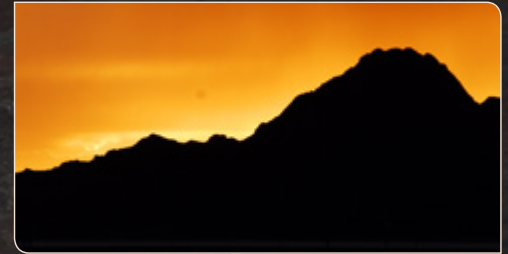
EXTERIOR AERIAL OBLIQUE VIEWS



TOURISM ELEVATED

Located on world-famous Highway 89. There are more tourists traveling in Southern Utah than ever before. Nearby Zion National Park received over 4.5 million visitors in 2017, and are preparing for more this year. Nestled amidst an array of state parks, national parks, and national monuments, Kanab and surrounding Kane County is a magical land filled with an innumerable combination of world-famous landmarks and stunning spaces that are still largely unexplored. Sitting on the southern border halfway between St. George and Lake Powell, Kanab is home base to a baker's dozen Utah adventures. Easy access to Bryce Canyon's evergreens & hoodoos or to Zion's desert washes & bright blue skies. Whether you're visiting Utah or you've lived here for years and feel guilty about sights unseen, Kanab is the perfect place for you.

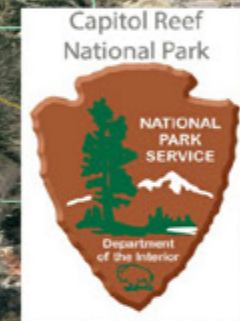
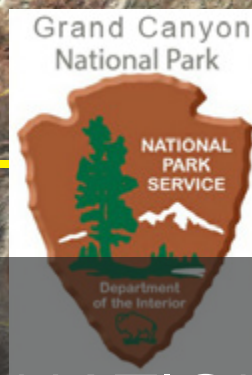
INCREDIBLE TOURIST DESTINATION TO UNLIMITED RECREATION



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DISTANCES FROM KANAB TO NATIONAL PARKS

- ☀ ZION NP
34min (30.1mi) via H 89 N
- ☀ BRYCE NP
1 h 38 min (89.6 mi) via H 89 N
- ☀ GRAND CANYON NP
2 h 38 min (81.6 mi) via H 89A S and AZ-67S
- ☀ CAPITOL REEF NP
3 h 10 min (178 mi) via H 89 N and UT-24 E
- ☀ CANYON LANDS NP
5 h 8 MIN (326 mi) via US-89 N and I-70 E
- ☀ ARCHES NP
4 h 52 min (314 mi) via US-89 N and I-70 E

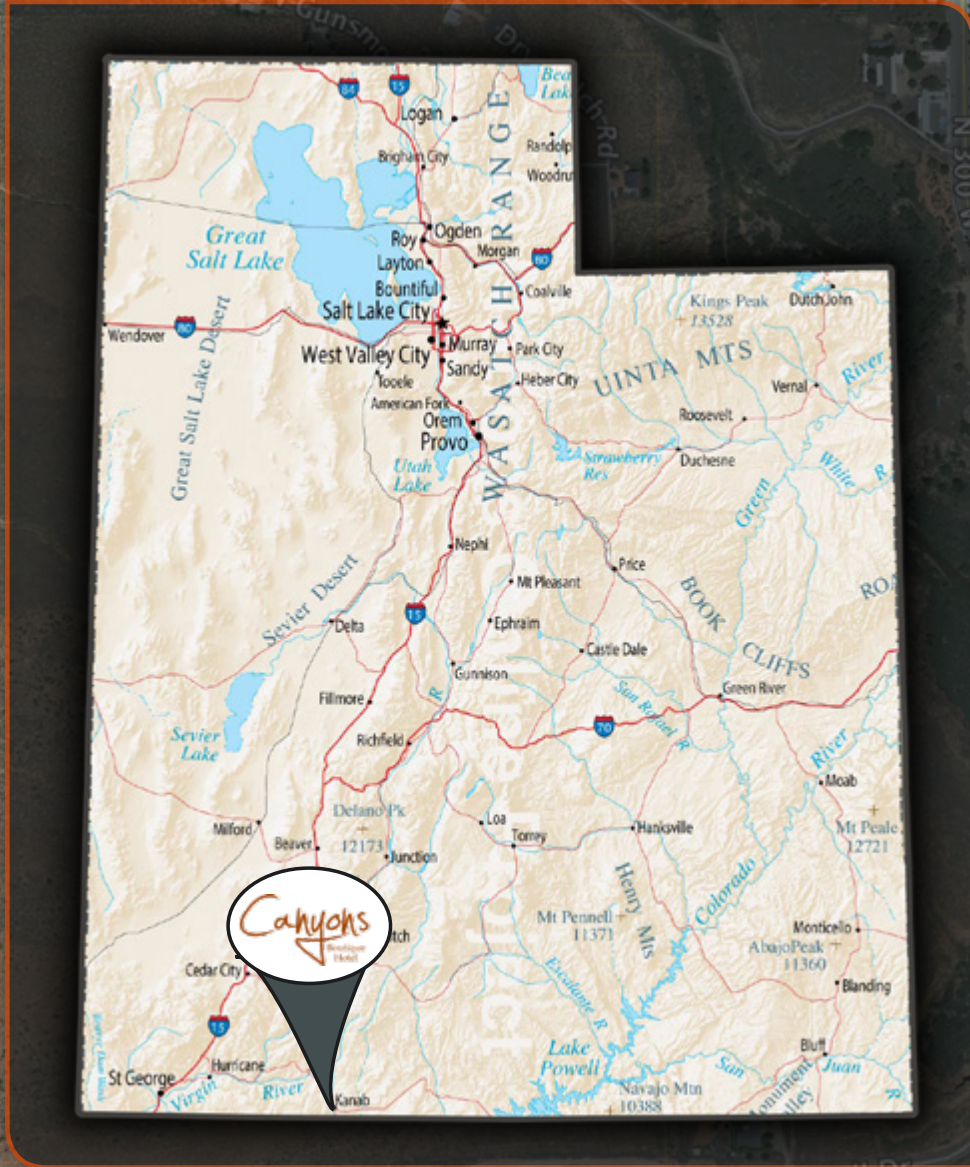


Canyons
Boutique Hotel

GATEWAY TO 6 NATIONAL PARKS IN UT & AZ



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AERIAL VIEW SHOWING .83 ACRE SITE, FACILITIES, UT MAP



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9,190 ADT H 89



RETAIL, EXISTING LODGING, TRAFFIC COUNTS, MAJOR CITY DISTANCES

DISTANCES FROM KANAB TO

- Denver = 609 Miles
- Los Angeles = 466 Miles
- Las Vegas = 200 Miles
- Phoenix = 348 Miles
- Salt Lake City = 312 Miles

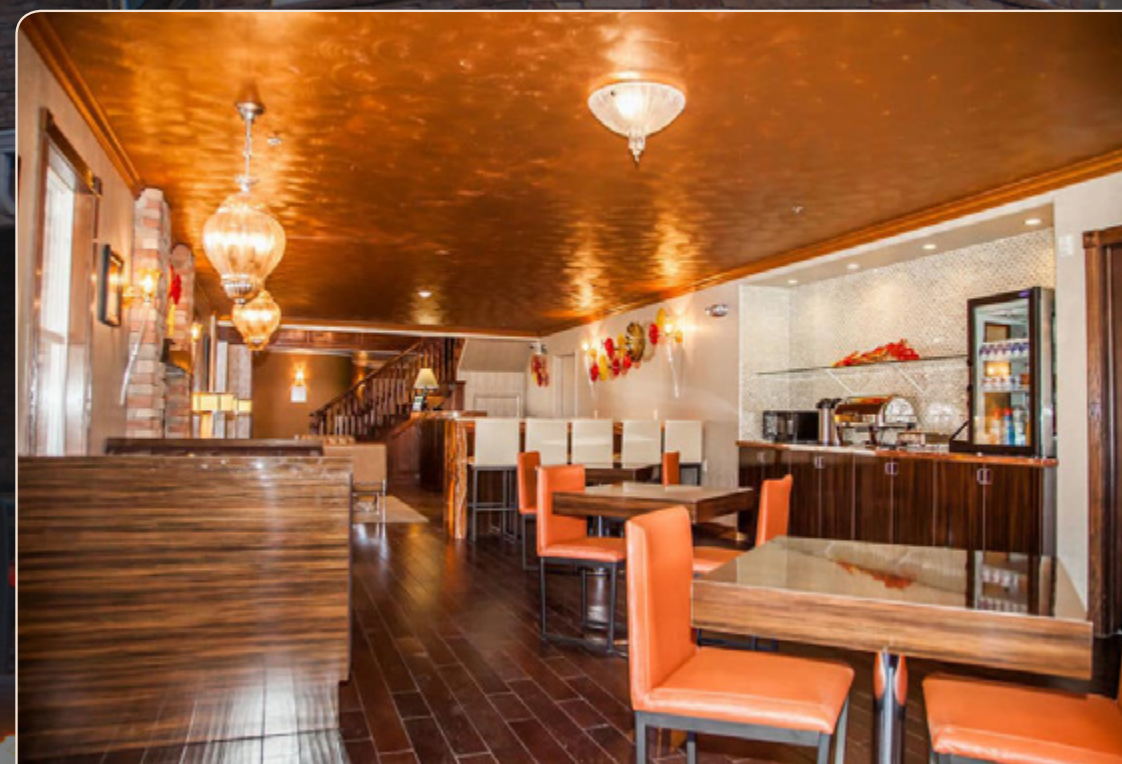
111.0 Miles TO LAKE POWELL
And PAGE AZ.



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PROPERTY FEATURES

- ☼ Total of .83 Acres
- ☼ Includes Employee Housing and Laundry Facility
- ☼ Fully Remodeled in 2015 with High End Fixtures, Chihuly-Inspired Glass
- ☼ 28 Elegant Rooms All with Their Own Bath
- ☼ 70% Occupancy Rate
- ☼ Restaurant, Kitchen, Dining Area with New Exterior Walk-In Refrigerator
- ☼ Overflow Parking Lot
- ☼ Located Within 100 Miles of 3 National Parks
- ☼ Endless Recreational Opportunities Within Minutes



BOUTIQUE STYLE AND FEATURES WITH CLASSIC ELEGANCE



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FINE DETAILED FEATURES IN 28 ROOMS WITH 70% OCCUPANCY



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