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COMMERCIAL REAL ESTATE CONSULTANTS



54 WEST MAIN STREET, VERNAL, UTAH 84078



- Motel with Restaurant for Sale
- Motel: 13,724 SF
- Restaurant: 4,335 SF
- Average Lease at \$2,700/Month
- Retail Shop: Lease for \$1,500/Month
- 26 Newly Renovated Rooms
- 0.68 Acres
- Main Street Frontage
- Located Near Ashley Regional Medical Center
- Ample Parking: 45 Spaces

AVERAGE NOI: \$110,000.00
 12% CAP RATE
 SALE PRICE REDUCED!! :
~~\$1,550,000.00~~
 \$900,000.00



SALE PRICE INCLUDING RETAIL
 SMOKE SHOP: \$950,000.00
 NOI: \$190,000.00
 19% CAP RATE

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Demographics

	1 Mile	3 Mile	5 Mile
Population	8,914	21,910	30,294
Households	3,146	7,355	9,938
Avg. Household Income	\$56,791	\$63,818	\$66,639



**COSTAR
POWER BROKER AWARD**
TOP FIRM
2010, 2011, 2012, 2013,
2014, 2015, 2016, 2017

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