



1152 HWY 12, BRYCE UTAH 84764



- **Sale Includes:**
 - Motel with 40 Rooms
 - Free Standing Restaurant
 - Market and Bakery
 - Large Commercial Auto Garage/Shop
 - (2) Residential Homes
 - Duplex
- Over 27,000 SF in the (10) Buildings On Site
- Site Size: 6.02 Acres
- (3) Wind Generators on Property
- www.fostersmotel.com
- Four Miles To Bryce Canyon
- Gross Annual Income: \$1,475,177.00
- Expenses: \$1,073,304.00
- Net Operating Income: \$401,873.00
- CAP Rate: 10.9%



801.617.1700

SALE PRICE REDUCED!
~~\$4,200,000.00~~
\$3,700,000.00

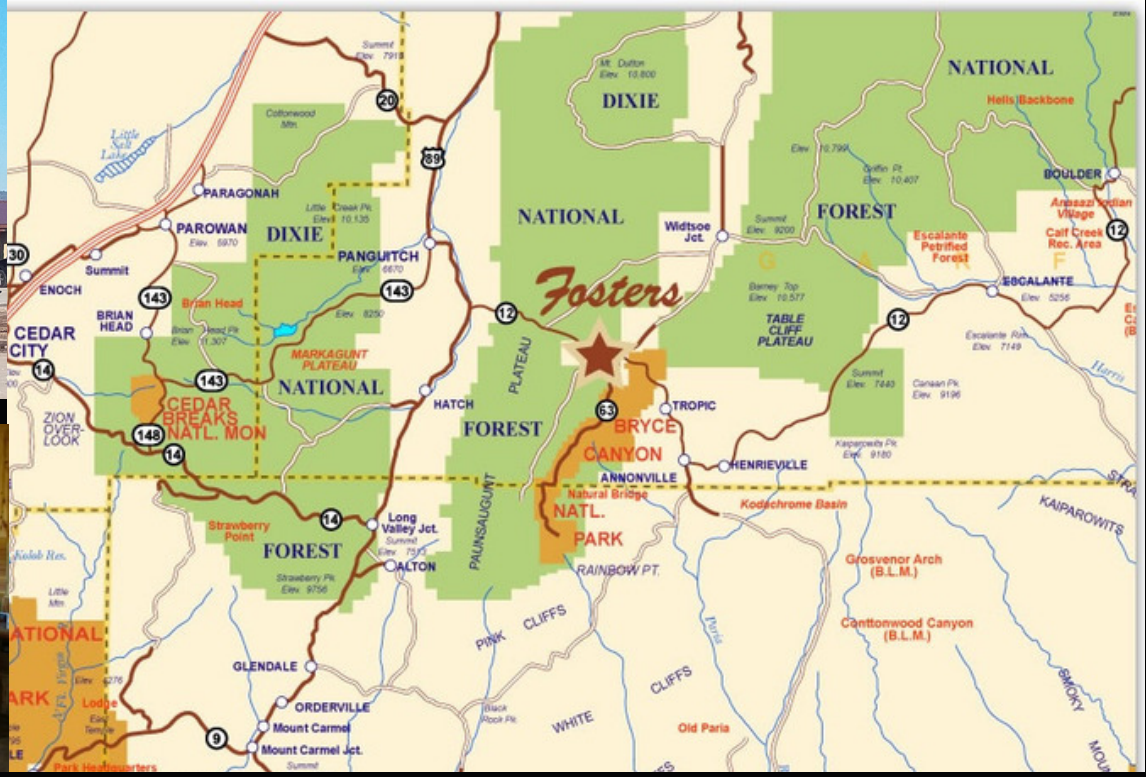
SAM CHRISTENSEN
 SAM.CHRISTENSEN@CRCNATIONWIDE.COM

CORY MARTIN
 CORY.MARTIN@CRCNATIONWIDE.COM



COMMERCIAL REAL ESTATE CONSULTANTS

1152 HWY 12, BRYCE UTAH 84764



SAM CHRISTENSEN
SAM.CHRISTENSEN@CRCNATIONWIDE.COM

CORY MARTIN
CORY.MARTIN@CRCNATIONWIDE.COM

801.617.1700



COSTAR
POWER BROKER AWARD
TOP FIRM IN SALES & LEASING
2010, 2011, 2012, 2013, 2014, 2015, 2016