



c R c N a t i o n w i d e

COMMERCIAL REAL ESTATE CONSULTANTS

412 UT-12, TROPIC, UTAH 84776



PROPERTY INFORMATION

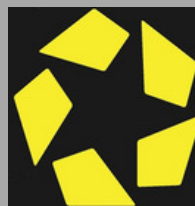
- 4,775 SF B&B
- LOT SIZE: 3.73 ACRES
- ROOM FOR EXPANSION
- SIX GUEST ROOMS WITH BATHROOMS
- OWNER'S PRIVATE QUARTERS
- WITH LARGE SUITE AND BATH
- BUILT IN 1997
- NEWLY RENOVATED
- 10 MINUTES FROM BRYCE CANYON
- BEAUTIFUL 360 DEGREE VIEWS
- TURN KEY BUSINESS
- OCCUPANCY RATE: 85%
- LOCATED RIGHT ON SCENIC HWY 12

SALE PRICE: \$625,000.00

801.617.1700

SAM CHRISTENSEN

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



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BRYCE CANYON NATIONAL PARK

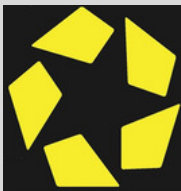
Site



Francisco Lane

UT-12

**Bryce Canyon National Park
Draws in Over 1.5 Million
Travelers Per Year**



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