

NEW RARE TRIPLEX VRBO FOR SALE

217 West 100 South, Hurricane, UT 84737



EXECUTIVE SUMMARY



SALE PRICE

\$1,999,999

OFFERING SUMMARY

Number Of Units:	3
Cap Rate (Pro-Forma):	5.25%
NOI (Pro-Forma):	\$105,000
Building Size:	5,500 SF
Zoning:	General Commercial

LOCATION OVERVIEW

Downtown Hurricane, just off State Street, across from the city pickleball courts. Near retail, restaurants, and city parks. Within 2 hours of multiple state and national parks, including Zion, Bryce Canyon, Snow Canyon, and more!

For More Information:

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CONNOR BROOKSBY
435.215.5891
connor@linxcre.com

PROPERTY OVERVIEW

This new permitted overnight rental property is a rarity in downtown Hurricane City. Directly across the street from the city pickleball courts, the city park and in the heart of downtown, visitors can enjoy nearby restaurants and activities all within walking distance. Three units sleep up to 18 people per unit makes this an ideal family reunion, team, or large gathering rental--another rarity to find in the VRBO market. Private patio, garage, and communal pool and spa on site. First year operating Income estimated to be \$105,000. MAJOR UPSIDE in this property with lots of room to grow. The Pool and Spa were added halfway through the first year, this adds lots of value for years coming.

PROPERTY HIGHLIGHTS

- 3 fully furnished units with spacious layouts
- Each unit sleeps up to 18 people
- Private patio and garage for each unit
- Communal pool and spa for added amenities
- Ideal for family reunions, teams, or large gatherings
- Attractive rental income potential with high demand
- Fully equipped kitchens in all units



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ADDITIONAL PHOTOS



Property Aerial



Pool Area



Unit A Kitchen

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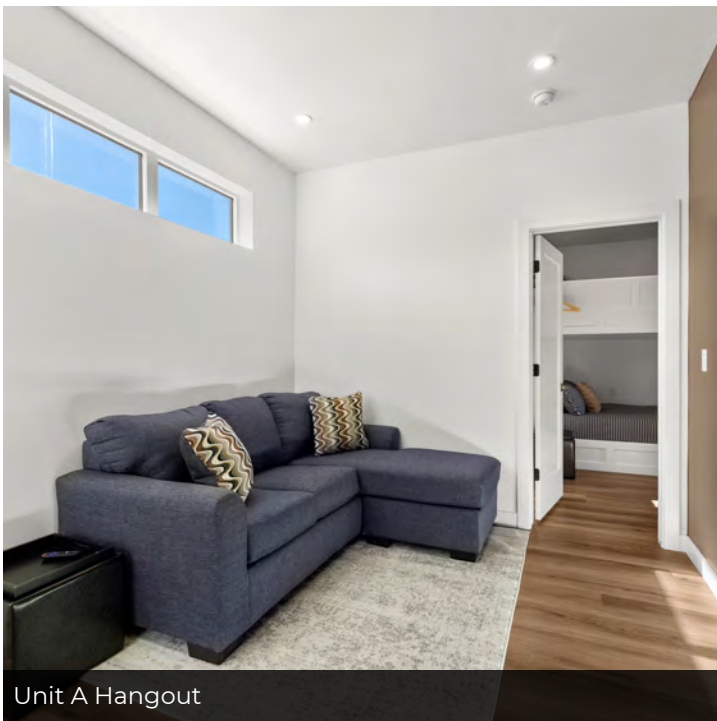
ADDITIONAL PHOTOS



Unit A Bedroom



Unit A Bedroom



Unit A Hangout



Unit A Bathroom

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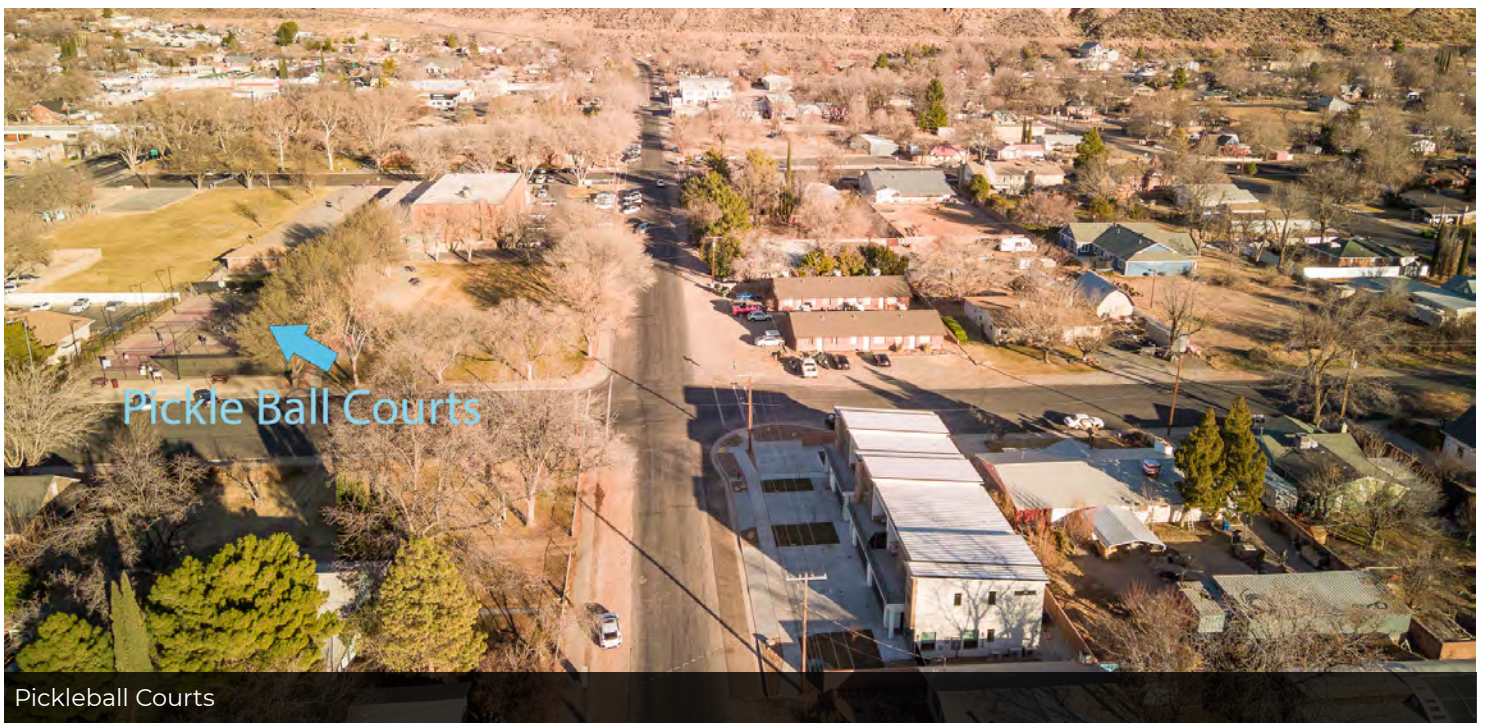
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ADDITIONAL PHOTOS



Covered Upper Level Patio



Pickleball Courts

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ADDITIONAL PHOTOS



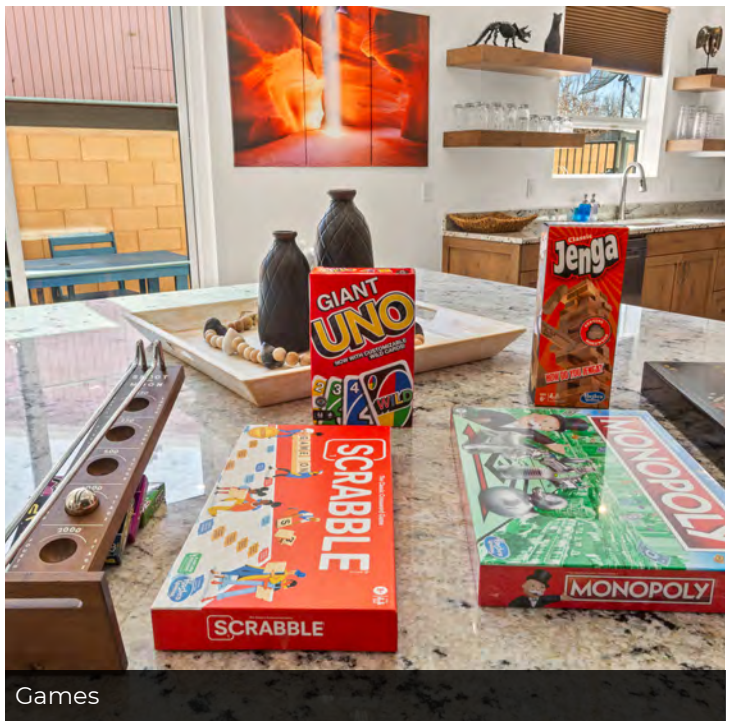
Garage



Patio



Washer/Dryer



Games

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ADDITIONAL PHOTOS



Unit B Kitchen



Unit B Living Room



Unit B Bedroom



Unit B Bedroom

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ADDITIONAL PHOTOS



Unit C Kitchen



Unit C Living Room



Unit C Bedroom



Unit C Bedroom

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LOCATION MAP



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For More Information:

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