



EXCLUSIVE LISTING - FOR SALE

PARK CITY • MAIN STREET • EST. 1889

THE *Star* BUILDING

A Once-in-a-Generation Trophy Property on Historic Main Street

8,100
TOTAL SQ FT

Brand New
CONSTRUCTION

FF&E
INCLUDED

227 Main Street | Park City, Utah



A RARE OPPORTUNITY

Own an Irreplaceable Piece of *Park City History*

A rare opportunity to own an irreplaceable piece of Park City history! Trophy properties on Main Street don't just come along — they come along once-in-a-generation. The Star Building is 8,100 square feet of brand new construction, including expansive decks and a covered patio, with all furniture, fixtures & equipment included. Lower level basement for office and storage was added when building was reconstructed. Floorplans are available upon request. This is your chance to own a landmark in Park City.



8,100 SF

TOTAL BUILDING AREA



Decks & Patio

COVERED OUTDOOR
SPACE



FF&E Included

TURNKEY READY



Brand New

GROUND-UP
CONSTRUCTION



Floorplans

AVAILABLE ON REQUEST

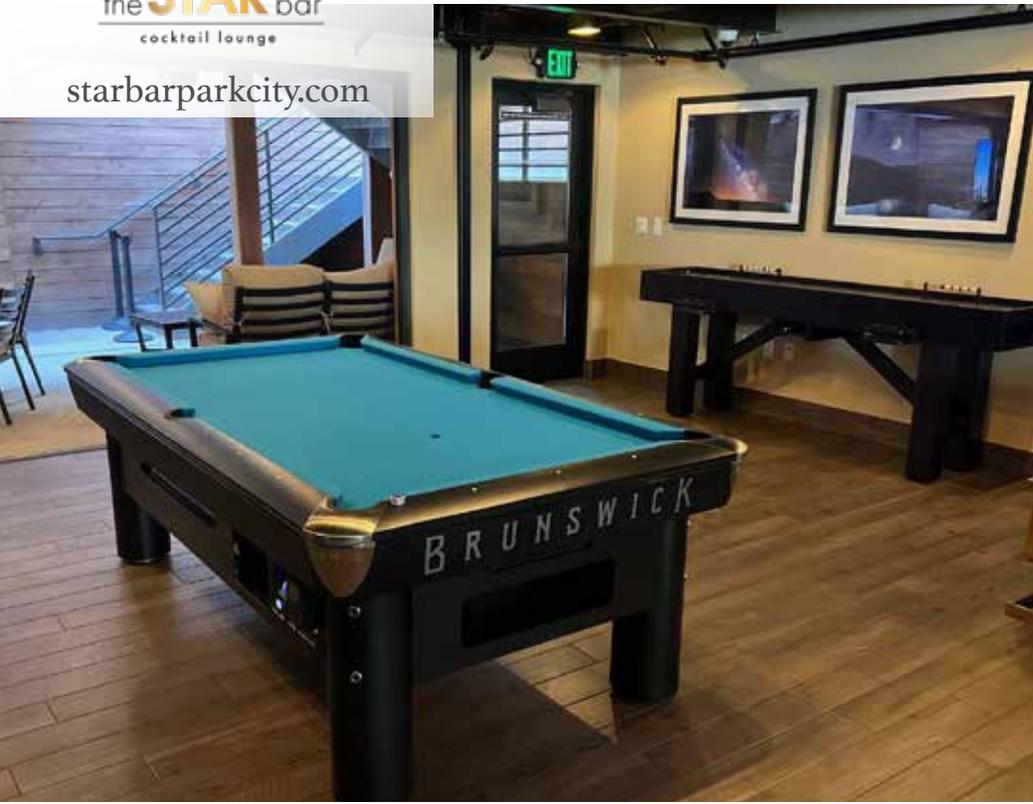


Trophy Asset

ICONIC MAIN STREET
LOCATION




the **STAR** bar
cocktail lounge
starbarparkcity.com





BIG dipper
park city, ut

bigdippersandwiches.com



Over a Century of *Main Street History*



○ 1889

The story begins as a **small cottage owned by the Huys** — a modest six-room building rented for just \$15 a month. A cornerstone of early Park City life on Main Street.

○ 1920S

The building evolves into the beloved **Star Hotel**, gaining the distinctive facade and hand-laid rock work that would define its character for the next century.

○ 1975

The **Rixie family** purchases the Star Hotel from the Gardeners, enclosing the porches and plastering over the exposed brick on the ground level — adding their own chapter to its story.

○ 2017

After falling into disrepair, a proposal to demolish the building is **rejected by the town**, recognizing the Star Hotel's enduring historic merit and its importance to Park City's identity.

○ 2018

Aaron Hofmann acquires the Star Hotel, seeing both the need and value of preserving the building's character. A meticulous three-year deconstruction and reconstruction begins.

○ 2021

The Star Building is **reborn** — faithfully reconstructed with original elements including the iconic 1920s facade and rock work, delivered as **brand new construction**. Today it houses **Big Dipper Sandwiches** and the **Star Bar**.

"He saw the need and the value of the building to the character of Main Street and Park City itself."

THE RESTORATION OF THE STAR BUILDING

Located between the former
historic Imperial Hotel and
the Treasure Mountain Inn



Heart of Park City

A cornerstone of Main Street since 1889.
Irreplaceable location in one of America's
most celebrated mountain towns.



Historic Preservation

Faithfully restored with original 1920s
facade elements and hand-laid rock work
— a three-year, ground-up labor of love.



HOME OF Big Dipper Sandwiches

Street-level restaurant space now occupied by
Big Dipper Sandwiches — bold, world-inspired
French dip sandwiches, artisan salads, and
hearty soups with a devoted following.



HOME OF The Star Bar

Second and third level spaces now occupied by
The Star Bar — a warm gathering place inspired
by the spirit of the original Star Hotel, carrying
its legacy into Park City's vibrant nightlife.

Own a *Landmark*

8,100 SF of brand new construction on Park City's iconic Main Street.
All FF&E included. Floorplans available.

This is a trophy property — and it's waiting for you.

ASKING PRICE

\$9,900,000

Serious inquiries only

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REQUEST FLOORPLANS

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Marian Crosby

Senior Partner

Berkshire Hathaway HomeServices Utah Properties
Commercial Division

 (435) 640-1621

 marian@mariancrosby.com

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