

NEW LISTING

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Receiver Sale: Studio 6 Extended Stay

132-Room Motel on 3.21 Acres - Rare East Side Freeway Exit Location

975 East 6600 South, Murray, Salt Lake County, Utah



EXECUTIVE SUMMARY:

List Price: \$10,995,000

List price for operating motel includes real estate, furniture, fixtures, equipment, & intangibles (FF&E).

Mike Nelson | Gary Nelson

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CONTACT AGENT FOR SHOWINGS
AGENT MUST BE PRESENT

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial. Source of measurements Appraisal. Source of subject operating history: STAR Reports & Appraisal

- Studio 6 Extended Stay Motel at 975 E 6600 South, Murray, UT
- 132-room motel (1995), guest laundry, hot tub (out of order), pet area, BBQ patio area, kitchenettes, sleeping area, desk area, & bathroom (see reverse)
- Excellent location with access along 6400 South & Fort Union Ave
- Salt Lake County Parcel 22-20-178-008, 3.21 acres, 2024 Taxes: \$47,662
- Zoned G-O (General Office) under Murray City jurisdiction
- Well-located near Wheeler Farm, shopping, golf, and ski resorts
- Marketed by Highland Commercial - Business and Chancery Court Utah-appointed receivership. (Case 250200043). Any sale is subject to court approval. Contact us for details and all showing requests.

Property Operating History - 2020 to October 2025						
	2020	2021	2022	2023	2024	YTD 2025
Occupancy	62.9%	78.7%	80.0%	67.8%	54.1%	53.1%
ADR	\$ 57.01	\$ 56.43	\$ 70.01	\$ 67.86	\$ 64.79	\$ 58.29
RevPAR	35.85	44.40	56.04	46.03	35.04	30.96



Highland Commercial, Inc.

2733 East Parley's Way, Suite 208

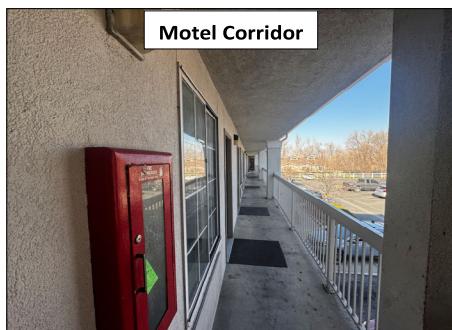
Salt Lake City, UT 84109

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IMPROVEMENTS:

- Studio 6 Extended Stay Motel with 132 guest rooms
- Built in 1995, Gross building area: 47,168 SF, Gross living area: 37,196 SF
- Unit size range/type: 258 SF to 325 SF, 1B, 2B, 1B (ADA), & 2B (ADA)
- Guest laundry, vending, hot tub (out of order), pet area, & patio/BBQ area
- Guest rooms include kitchenettes, sleeping area, desk/table area, bathroom, bed(s), desk, nightstand(s), TV, chairs, coffee maker, microwave, stove top, fridge, etc
- Guest rooms per building: West: 52, Center: 40, East: 40
- Up-side and value-add opportunity - deferred maintenance with 33% of guest rooms out of rental rotation and in need of updates and repairs
- Contact agent for addition details



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