



# EVANSTON EXTENDED STAY

EVANSTON, WY

**\$2,900,000**

## 99 ROOMS

50 NEW KITCHENETTES

ALL BRICK

OUTDOOR COMMON AREA

NEW GUEST WASHERS

TURNKEY EXTENDED STAY

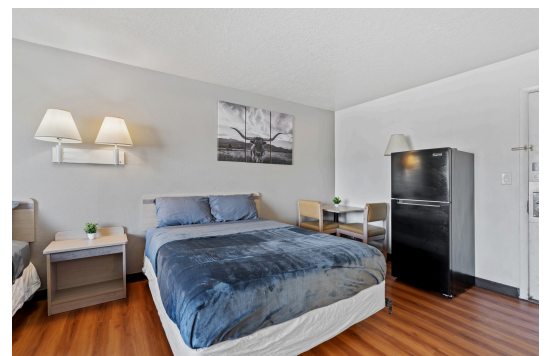


## MAJOR UPSIDE

No franchise

\$4 billion dollar nuclear project in Kemmerer

One of the first properties entering Evanston.



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# Property Summary

**\$3,500,000**

## **FOR SALE: Evanston Extended Stay – Prime 99-Room Investment Opportunity in Evanston, WY**

Welcome to the Evanston Extended Stay, a 99-room, all-brick, independent extended stay motel strategically located at 261 Bear River Dr, Evanston, WY 82930. This well-positioned property is one of the first lodging options travelers see when entering Evanston from the west on I-80 – giving it unmatched visibility and curb appeal.

Just 85 miles from Salt Lake City, Evanston is a growing hub for travelers, workers, and regional visitors. With Wyoming's pro-business climate and Evanston's extreme proximity to Utah (15 minutes from the border), this property presents an exciting investment opportunity without the burden of a franchise, giving you full operational freedom.

### **Property Highlights:**

- 99 total rooms, including 50 of them upgraded with kitchenettes – ideal for extended stay guests and workforce housing.
- All-brick construction for long-term durability and reduced maintenance.
- Large refrigerators in every room, Smart TVs, and new furnishings throughout much of the property.
- New guest laundry machines installed with digital payment options.
- Many new PTAC units with a history of routine servicing.
- Expansive rear parking lot with potential for additional development or RV/truck parking.
- Large courtyard featuring a spacious grass area and a guest pavilion – offering a unique amenity for relaxation, cookouts, or extended-stay comfort.
- Located near local businesses including Walmart, Taco Time, Jalisco Restaurant, Loaf 'N Jug, and Walgreens – perfect for guest convenience.

### **Why Evanston?**

Evanston is a city with real momentum. Its key economic drivers include:

- **Energy & Infrastructure:** Just 60 miles northeast is Kemmerer, WY, home to the groundbreaking \$4 Billion TerraPower nuclear power project, which is expected to bring thousands of skilled workers and contractors to the region.
- **Tourism & Events:** The historic horse races at the Uinta County Fairgrounds attract thousands every summer, boosting seasonal lodging demand.
- **Transportation:** Positioned directly along the I-80, Evanston is a major rest and refuel point between Salt Lake City and the rest of the West.
- **Outdoor Recreation:** Proximity to Bear River State Park, the Uinta Mountains, and Flaming Gorge make this a year-round destination for travelers, hunters, and outdoor enthusiasts.

### **Investment Highlights:**

- No franchise obligations – set your own rates, branding, and operations.
- Strong extended stay potential – ideal for workforce housing tied to local construction, energy, and rail sectors.
- Wyoming tax advantages – no state income tax and a business-friendly regulatory environment.
- High visibility and easy access – direct off-ramp exposure for westbound I-80 traffic.

This is more than a property – it's a turnkey opportunity to own a cornerstone asset in a community on the rise. Whether you're looking to operate independently, expand a portfolio, or capitalize on Wyoming's growth, the Evanston Extended Stay offers location, infrastructure, and value.

Contact us today to learn more or schedule a private showing.

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