

**FOR SALE**

39 Room Hotel

70 South 200 West  
Kanab, Utah



243 E. St. George Blvd. Suite 200  
St George, Utah 84770  
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Kanab, Utah

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# Offering Memorandum

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

## Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

# Property Summary

OFFERING PRICE	<b>\$2,890,000</b>
BUILDING SIZE   SF	<b>12,594 SF</b>
LOT SIZE   ACRES	<b>3.0 Acres</b>
ROOMS	<b>39</b>
TYPE	<b>Hotel</b>
YEAR BUILT	<b>1994</b>

Located off Highway 89 near Zion National Park, Coral Pink Sand Dunes State Park and Pipe Springs National Monument, Rodeway Inn serves as a comfortable haven after a day touring the Kanab area. This quaint hotel benefits from immediate accessibility to shops, local eateries, and tourist landmarks. Amenities include a pet-friendly stay, continental breakfast, seasonal outdoor pool, vending machines, and complimentary WiFi.

Kanab is surrounded by a variety of western geologic scenery ranging from coral pink cliffs and sand dunes, volcanic craters and lava flows to deep canyons, majestic mountains and plains. The natural beauty and consistently good weather of the Kanab area has made it a popular place to visit. Kanab is considered a popular hub location for visits to Zion, Bryce and Grand Canyon National Parks, Grand Staircase/Escalante National Monument and Lake Powell NRA (National Recreational Area).

FOR MORE INFORMATION



**CLICK HERE**  
OR TEXT 22153 TO 39200



# Area Map

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport



# Single King



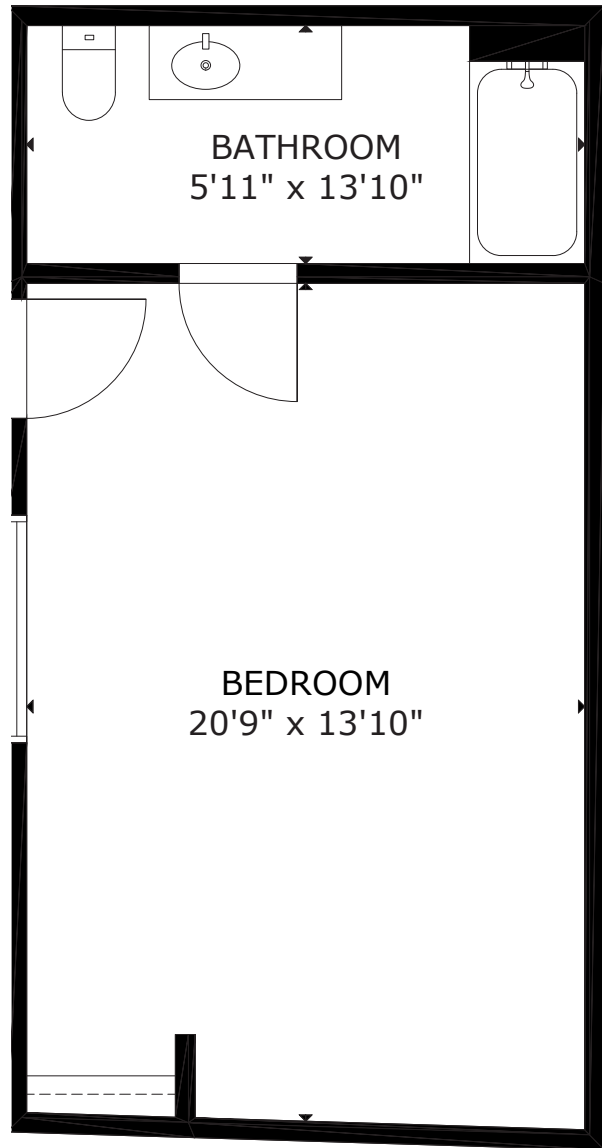
**CLICK HERE**  
A FOR 3D TOUR

# Double King Suite



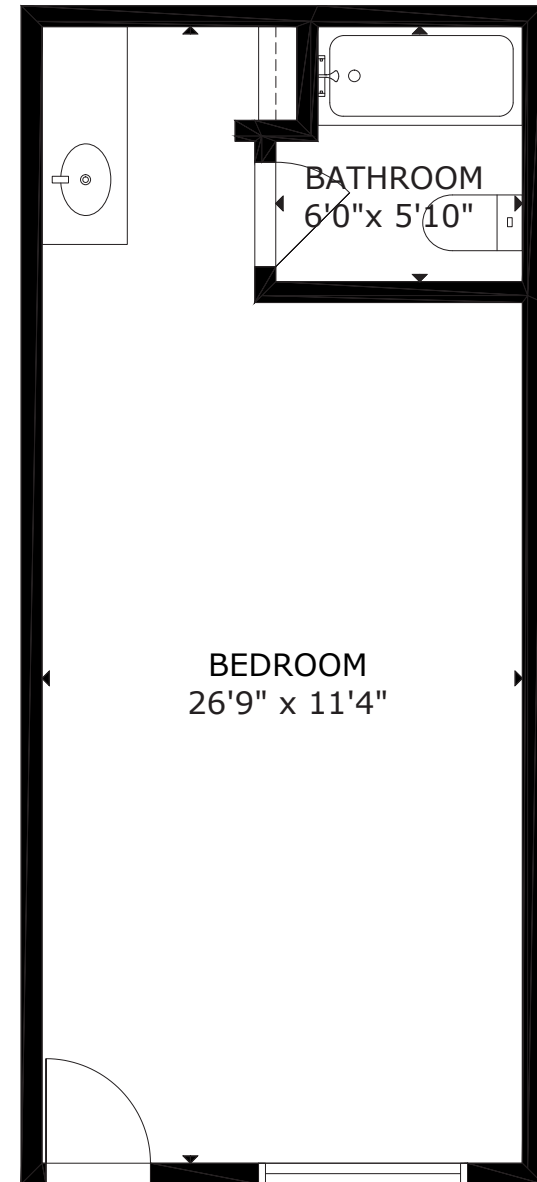
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# Double Queen ADA Suite



**CLICK HERE**  
A FOR 3D TOUR

# Double Queen Suite



**CLICK HERE**  
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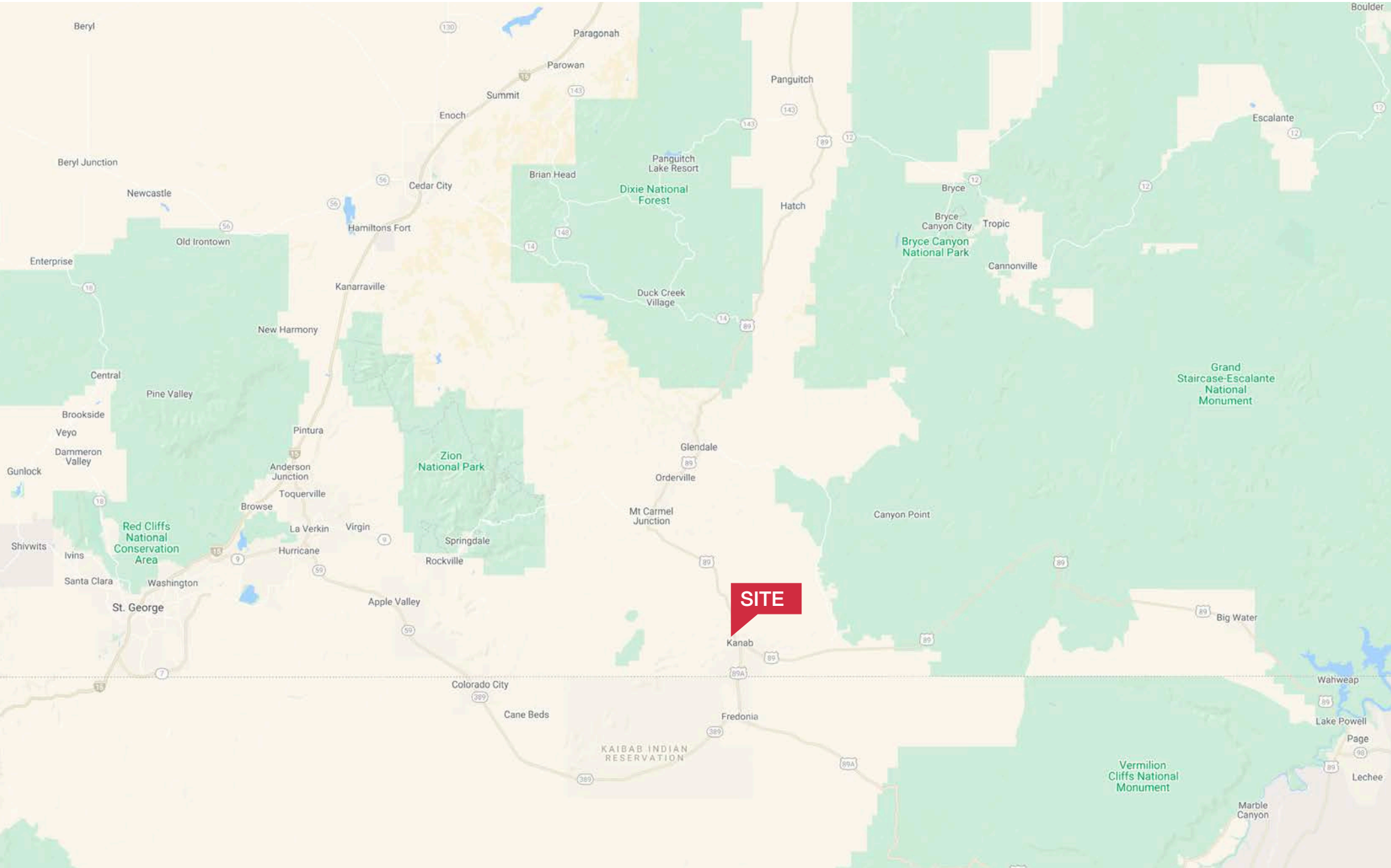








# Area Map



# National Parks Visitor Log

## ZION NATIONAL PARK

Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
2023	114,117	130,478	336,226	450,819	514,283	564,036	561,026	458,449					3,129,434
2022	139,827	168,499	446,308	491,625	539,172	569,975	548,636	437,134	423,654	459,697	291,044	176,846	4,692,417
2021	172,747	160,232	429,455	469,775	610,301	675,799	581,496	466,928	483,180	469,379	308,560	211,983	5,039,835

## BRYCE CANYON NATIONAL PARK

Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
2023	29,457	32,094	79,911	207,926	315,097	356,652	343,627	310,367					1,675,131
2022	30,960	35,611	101,308	236,812	299,919	330,108	318,861	308,545	336,588	233,647	75,378	46,923	2,354,660
2021	37,725	35,653	96,800	201,771	294,862	369,184	284,523	191,404	287,185	183,461	77,501	44,531	2,104,600

## GRAND CANYON NATIONAL PARK

Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
2023	134,361	151,395	326,916	457,189	492,037	457,848	430,892						2,450,638
2022	180,094	191,984	392,273	438,576	496,238	510,239	543,760	500,265	439,611	442,697	323,112	273,252	4,732,101
2021	164,922	161,428	317,054	421,232	484,442	538,530	556,766	430,684	399,321	430,734	346,971	280,593	4,532,677



## Distance to Major Cities

Salt Lake City, Utah	312 miles
Las Vegas, Nevada	199 miles
Los Angeles, California	467 miles
San Diego, California	528 miles
Denver, Colorado	609 miles
Phoenix, Arizona	351 miles

## Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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