

THE WASHINGTON SCHOOL HOUSE

543 PARK AVENUE
PARK CITY, UT

 Windermere
COMMERCIAL



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LOCATION

543 PARK AVENUE / PARK CITY, UTAH

Located in the heart of Park City, steps from Park City Mountain Resort's Town Lift and some of the world's best restaurants, bars, boutiques and galleries.

- 45 minutes from Salt Lake International Airport and Million Air Jet center
- 25 minutes from Heber Airport
- 50 minutes from Snowbird, Alta, Brighton and Solitude Mountains
- 45 minutes to Sundance Resort and famous Tree Room Restaurant and Owl Bar
- The International Olympic Committee announced that Salt Lake City is the host for the 2024 Winter Olympics

DESCRIPTION

An exclusive Park City boutique hotel where you can expect... well, the unexpected. Built as a school in 1889, Washington School House has graduated to a new level with its stunning renovation. Original limestone exterior. Twelve spectacular rooms/suites. Historic living space with 16ft ceilings. Roaring fire. Chic ski lounge. Heated pool terraced in the hillside. Wine, spa treatments, spas...

The Washington School House Hotel. Always revolutionary.



ACCOMODATIONS

The Washington School House has been a Park City icon for well over a century. The recent renovations to restore its historical authenticity while re-imagining the stunning interior was a brilliant feat of design savvy. The design team crafted twelve suites and rooms within the original structure, creating space that is truly breathtaking. The concept is simple. Good taste. A judicious use of color. Exquisite fabrics, fine artwork and a carefully curated collection of antiques.

EACH ROOM/SUITE INCLUDES

- Pratesi Luxury Bed Linens.
- Hooded Robes.
- Slippers.
- 42" Flat Screen TVs with 100 satellite stations.
- Marble Bathrooms with Period Fixtures.
- Maison Caulières Luxury Bath and Body Products.

ROOM TYPES

- 16 Foot Ceiling King Room (2) – sleeps two people.
- Town King Room (2) – sleeps two people.
- Pool King Room (2) – sleeps two people.
- Two Queen Room (1) – sleeps four people.
- Lofted King Suite (2) – sleeps four people.
- Lofted One Bedroom Suite (2) – sleeps four people.
- Penthouse Suite – sleeps four people.
- Combined Rooms – sleeps six to eight people.
- The whole place sleeps 36.

SERVICES & AMENITIES

DINING

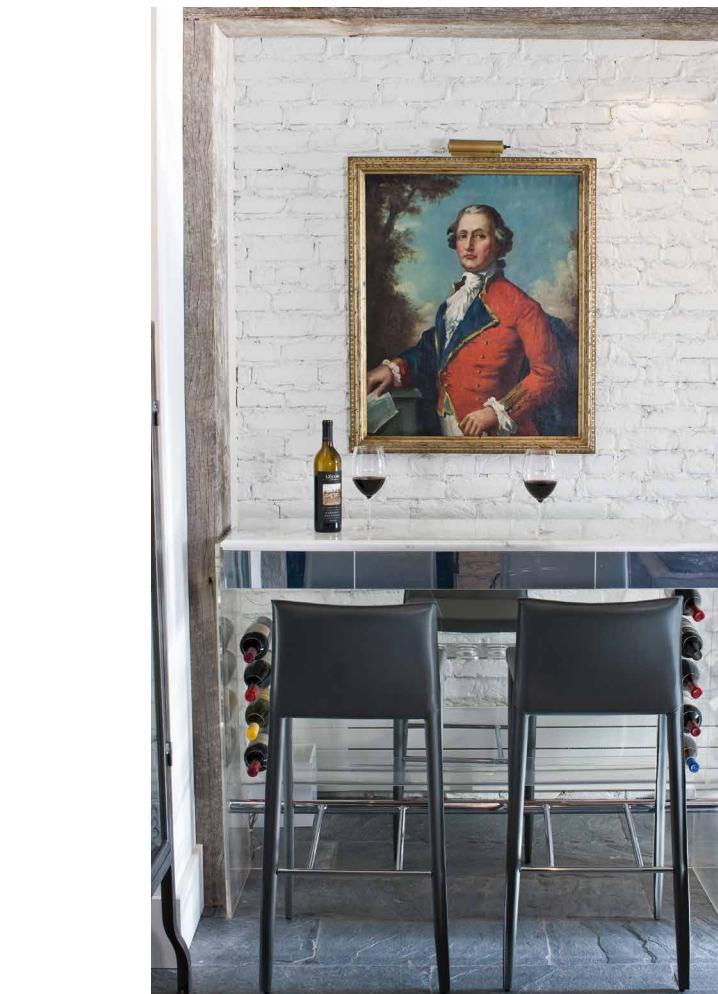
- Personal Chef.
- Menu featuring modern and organic approach to classic American fare.
- Breakfast – complimentary.
- In-room French press coffee.
- Room service.
- Après-ski fare fireside.
- Dinner upon reservation.
- All dining exclusive to hotel guests.

MEETINGS & BANQUETS

- Private meeting room.
- Private concierge.
- Private chef.
- Private place.
- Any group, any time of year.

THE EXTRAS

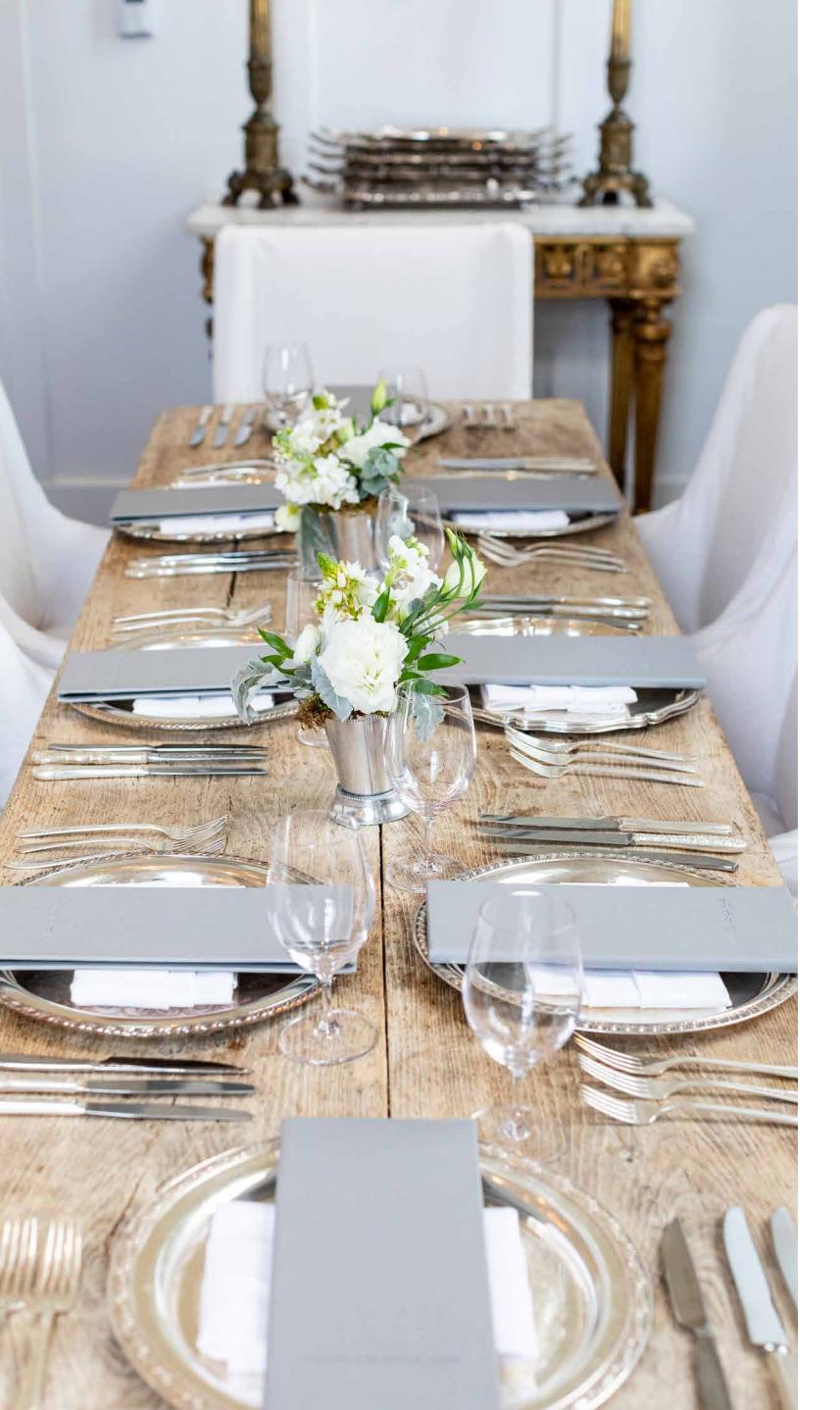
- Complimentary Wi-Fi.
- Laundry Service.
- Outdoor/Sport Guides by Arrangement.
- Cars by Arrangement in and about Park City.
- iPads/iPods for Loan.
- Packing and Unpacking Service.
- Heated pool and spa tucked into the hillside surrounded by aspens, spruce and boulders.
- Outdoor fire – a steel Olympic torch from the 2002 Winter Olympics in Park City.
- Chic ski lounge exclusive to hotel guests.
- Private chef.
- Private dining.
- Private antique and art collection.
- Hearty mountain breakfast and fabulous après-ski fare – complimentary.
- Ski valet.
- In-room massage.
- 24-hour concierge.
- In-house lift ticket purchase.
- Apothecary Boutique – exquisite original selections exclusively for guests including custom silk scarves designed by New York Designer Jonathan Cohen.



OPERATING FACTS

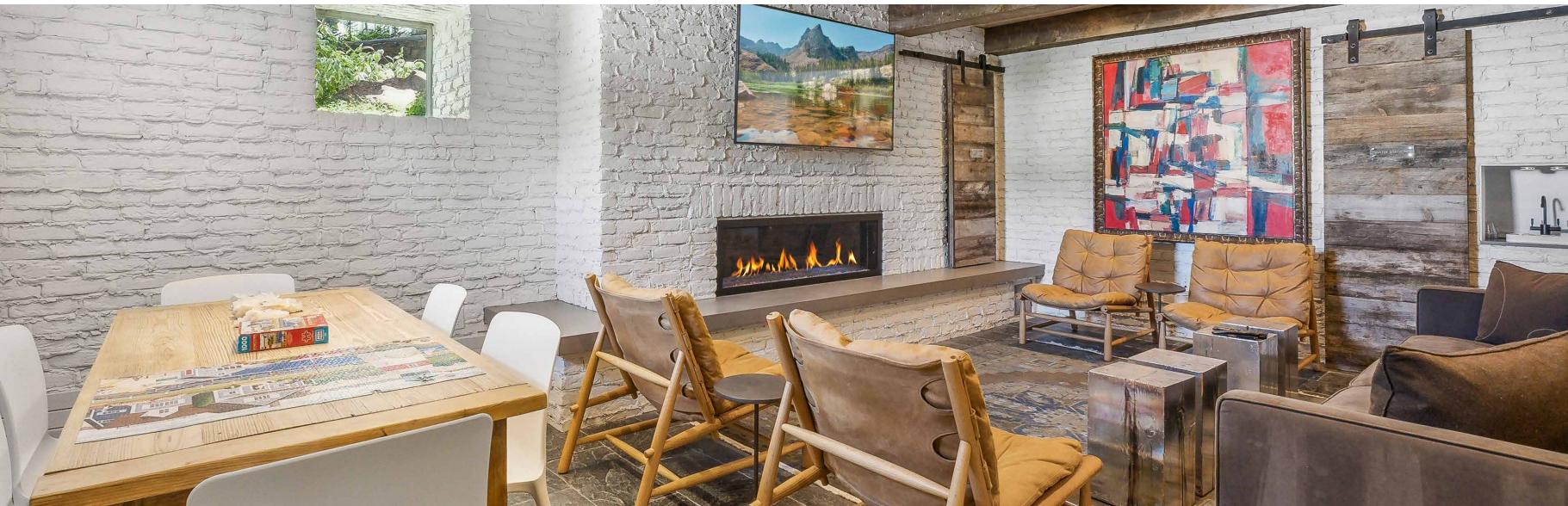
Currently operating as a world-class boutique luxury hotel, the business model and team are in place to continue as a darling in the hospitality industry. In addition, other uses would be well-suited for this remarkable property. With its unrivaled location and elegant restoration, the design and floor plan could be easily adapted as a private residence or specialty lodge. The consensus is that this property is, indeed, extraordinary.

- A five-star team is in place, including an experienced general manager and professional chef.
- World-class consultants (public relations, legal, tech support, accounting, branding, design) are in place.
- Member of elite travel platforms (Mr. Mrs Smith, Leading Hotels of the World and Tablet Hotels).
- Breakeven +
- Remarkable year-over-year real estate appreciation.
- Zoned Historic Residential (HR-I).
- 11 additional parking spaces across the street granted by an easement that runs with the property.
- A Michelin Guide 2 Key Hotel



“ THE WASHINGTON SCHOOL HOUSE IN PARK CITY IS POSSIBLY THE COOLEST, NICEST SKI HOTEL ANYWHERE. – FORBES

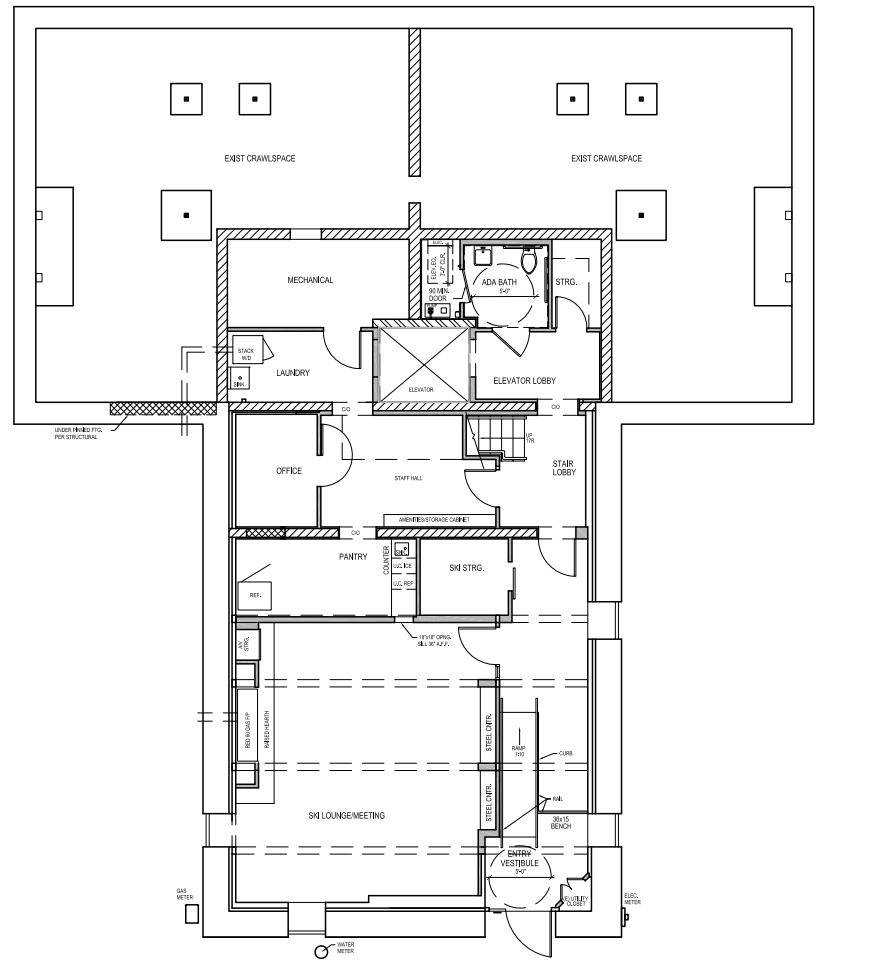
	2021	2022	2023
OCC	45%	40%	42%
ADR	\$854	\$1,008	\$1,129
REV	\$1,945,853	\$1,911,046	\$2,037,062



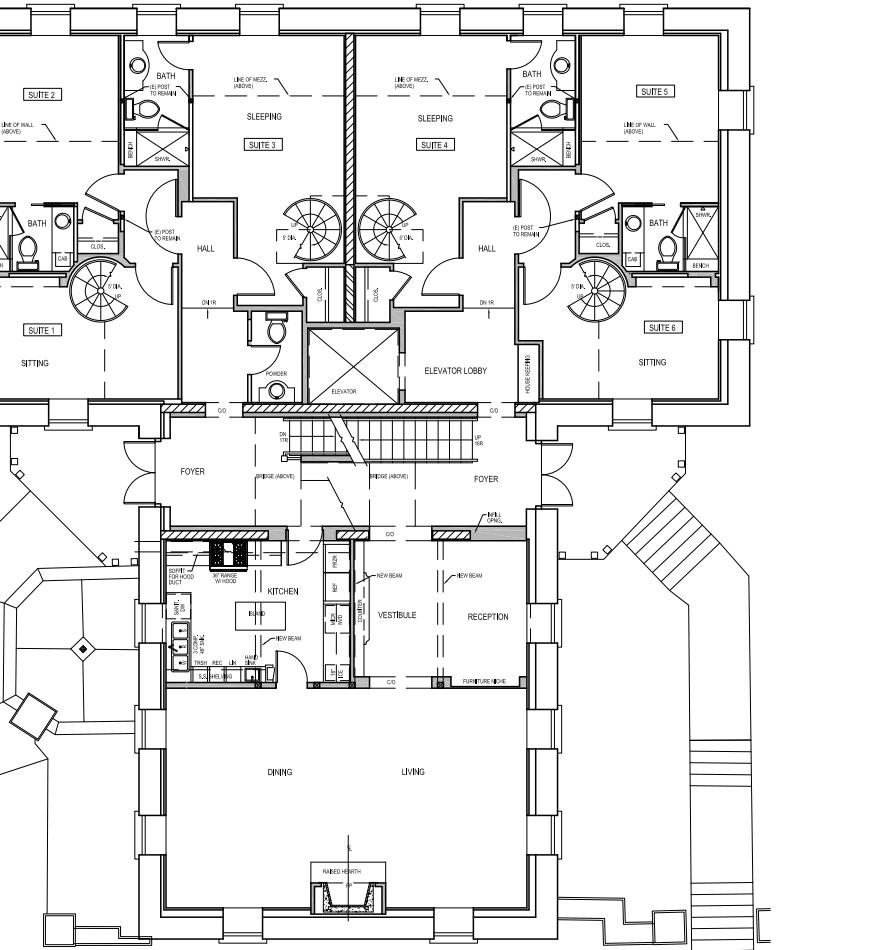
- 0.34 Acres comprised of 8 lots
- Approximately 12,000 square feet
- Year built: 1889
- A landmark structure listed in the National Register for Historic Places
- Year renovated: 2011
- Zoning HR1. Operating under a conditional use permit (CUP).
- 12 guest rooms
- Pool chiseled into mountainside
- Detached two-car garage with view deck
- Original quarried limestone exterior
- Price upon request



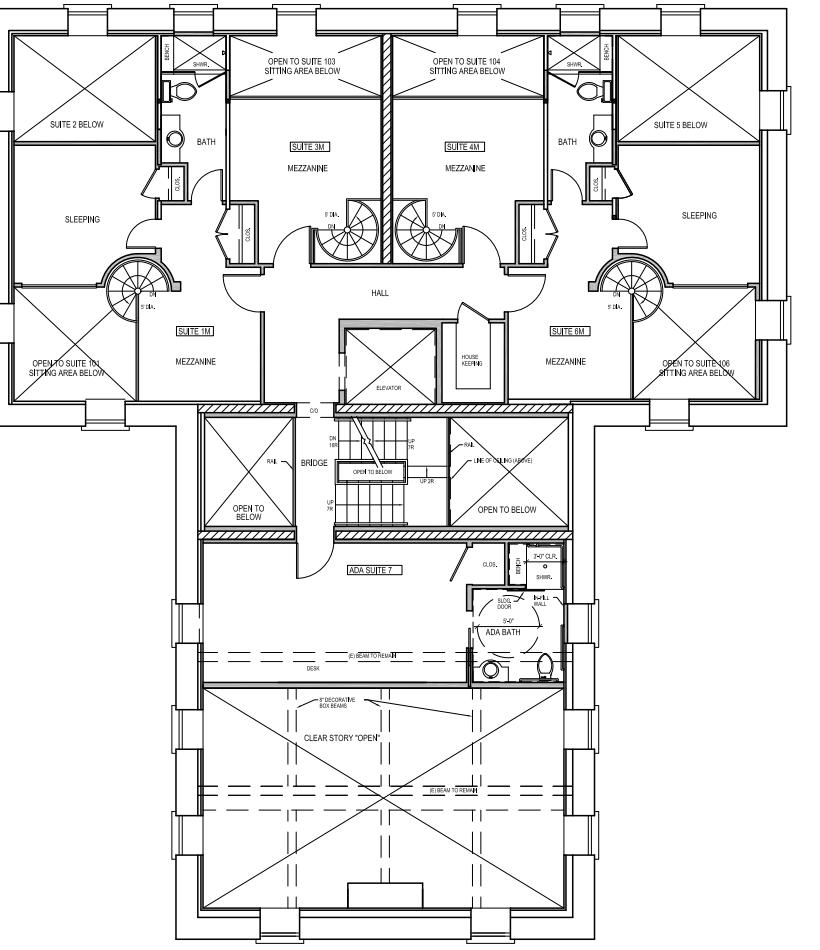
FLOOR PLANS



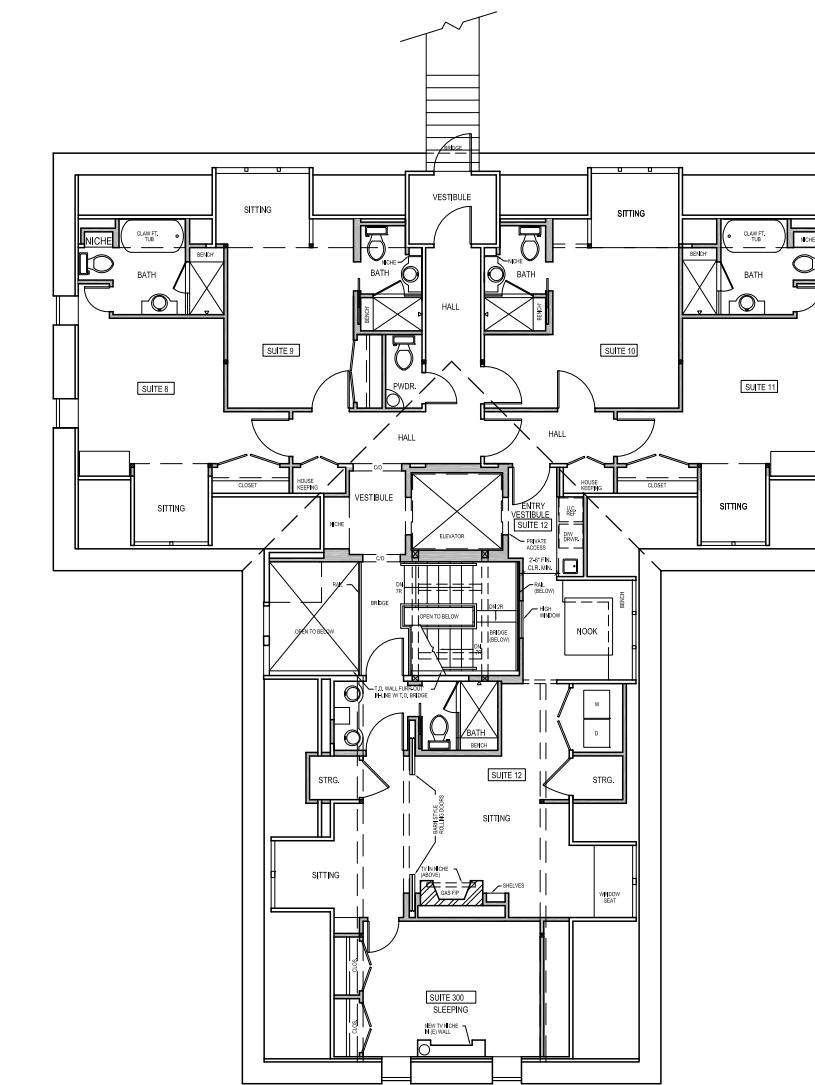
BASEMENT



FLOOR



SECOND FLOOR



THIRD FLOOR



Grady Kohler
PRINCIPAL BROKER
801.815.4663
grady@wincre.com

 **Windermere**
COMMERCIAL

*Disclaimer: All information provided is
deemed reliable but is not guaranteed
and should be independently verified.*

Buyer to verify all information.

*Serious inquiries and qualified buyers only.
Confidentiality agreements may be required.*