

260 E 400
N ST

MANTI, UT 84642

12-Room Independent Motel
Positioned Along Manti's Highway 89
Tourism Corridor

APEX

kw SOUTH VALLEY
KELLER WILLIAMS



TEMPLE VIEW LODGE
CONTACT BROKER FOR PRICING

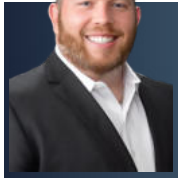
FOR **SALE**

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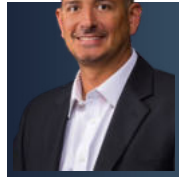
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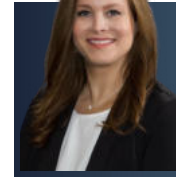
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Executive **Summary**

12-Room Independent Motel Positioned
Along Manti's Highway 89 Tourism Corridor



260 E 400 N ST

Property Summary

260 E 400 N ST

MANTI, UT 84642

Temple View Lodge presents the opportunity to acquire a 12-room independent economy motel strategically positioned at 445 N Main Street in Manti, Utah. Built in 1945, the single-story, exterior-corridor property comprises approximately 5,859 SF on 0.53 acres, providing a straightforward hospitality footprint along one of Manti's principal travel corridors.

The property benefits from its Main Street location and convenient connectivity to U.S. Highway 89, with nearby 2026 traffic counts ranging from approximately 4,300 VPD to more than 8,700 VPD. Its location in Sanpete County places the motel near Manti's historic attractions, regional recreation, government services, and the broader Sanpete Valley travel corridor.



0.53 Acres
LAND AREA



5,859 SF
BUILDING SIZE



12
ROOMS



INDEPENDENT MOTEL
OPERATION TYPE



±8,700 VPD
TRAFFIC



US-89 / MAIN STREET
HIGHWAY ACCESS

260 E 400 N ST

MANTI, UT 84642

INVESTMENT HIGHLIGHTS	HIGHLIGHT
12-room independent motel providing an existing lodging operation in the Sanpete Valley market.	Immediate access to the principal north-south corridor serving Manti and the broader Sanpete Valley.
Single-story, exterior-corridor design supports direct guest-room access and a straightforward operating format.	Located near the historic Manti Utah Temple and Manti's concentration of pioneer-era landmarks and heritage attractions.
Positioned directly along Manti's Main Street corridor with convenient access to U.S. Highway 89.	Manti serves as the county seat, supporting recurring government, professional, civic, and regional-service activity.
Approximately 5,859 SF on 0.53 acres provides an accessible entry point into hospitality ownership compared with larger flagged assets.	Convenient access to the Manti-La Sal National Forest, Skyline Drive and the Arapeen Trail system supports seasonal recreation travel.
The 1-mile population is projected to increase 6.62% from 2025–2030, while households are projected to grow 7.14%.	Regional visitors have access to camping, fishing, boating, golf, hiking and OHV recreation at nearby Palisade State Park.
Manti combines heritage tourism, outdoor recreation, regional events, government activity, and Highway 89 travel demand.	Sanpete County Regional Airport is located approximately 3.5 miles north of Manti, supporting local general-aviation access.



Property **Photos**

12-Room Independent Motel Positioned
Along Manti's Highway 89 Tourism Corridor



260 E 400 N ST







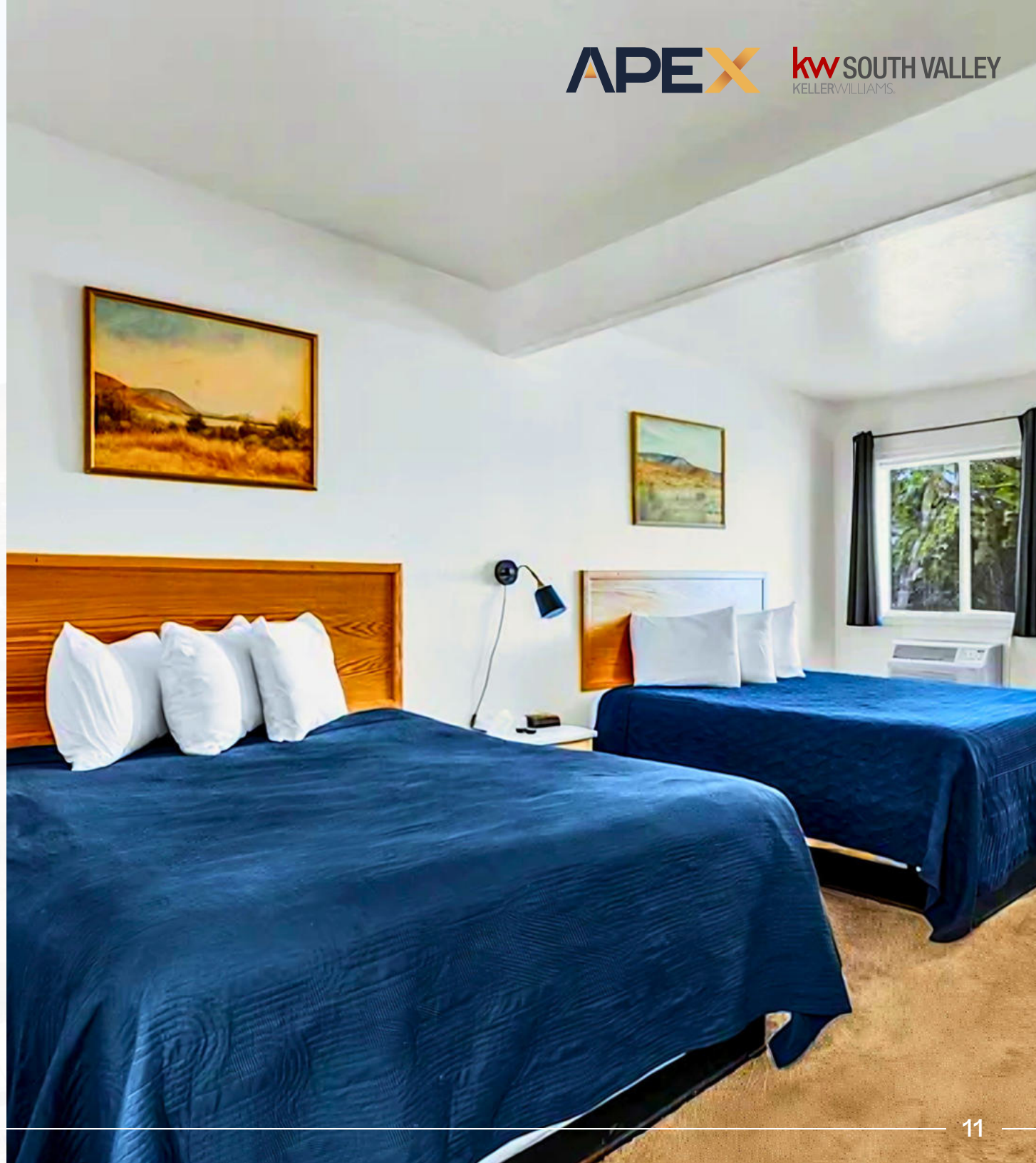
Room Three Photos



Investment Overview

Temple View Lodge presents the opportunity to acquire a 12-room independent economy motel at 260 E 400 N Street in Manti, Utah. Built in 1945, the single-story, exterior-corridor property comprises approximately 5,859 SF on 0.53 acres, with Main Street frontage and immediate access to U.S. Highway 89.

The property benefits from strong regional connectivity, visibility, and growing local demand. Within a one-mile radius, population is projected to grow 6.62% and households 7.14% from 2025 to 2030. Nearby 2026 traffic counts of approximately 8,763 vehicles per day further support the property's accessibility and location within the Sanpete Valley travel corridor.





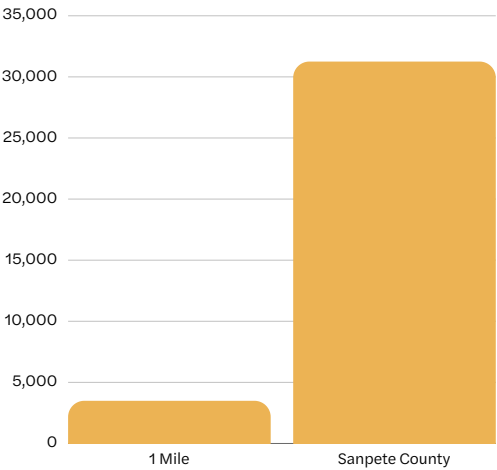
Demographics & Traffic Count

12-Room Independent Motel Positioned
Along Manti's Highway 89 Tourism Corridor



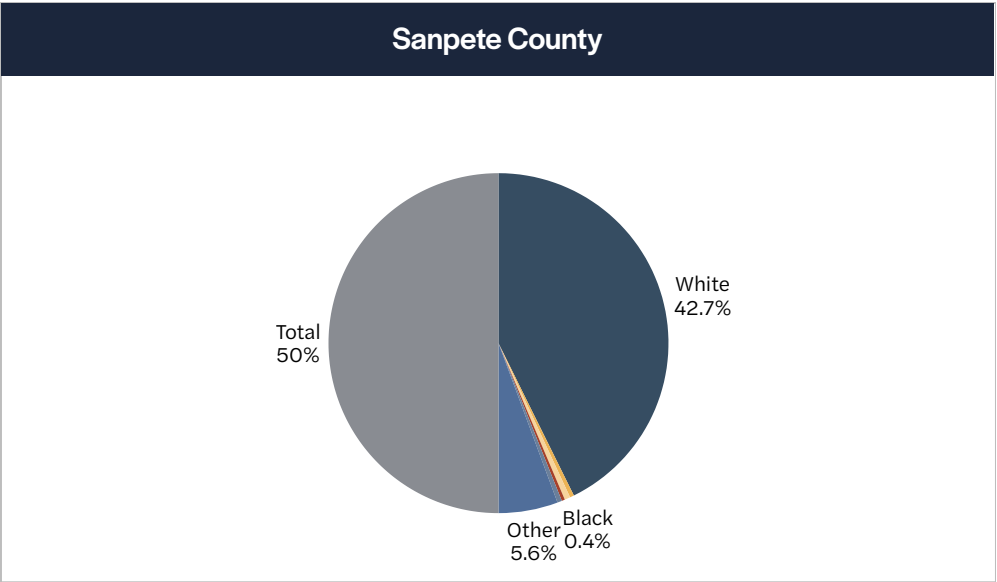
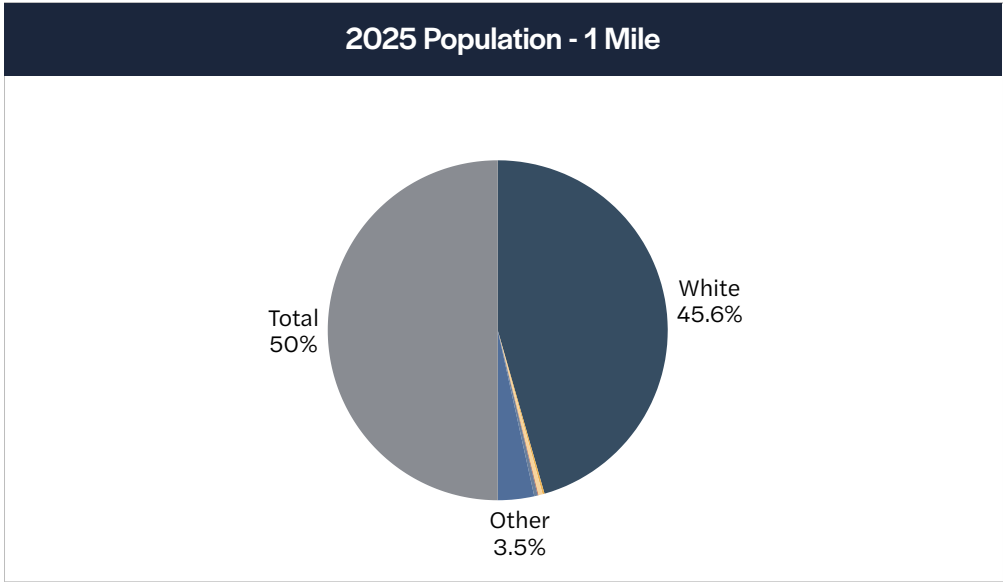
260 E 400 N ST

2025 Population



Geography	Population
1 Mile	3,491
Sanpete County	31,253

2025 Population by Ethnic Group



Household Metric	1 Mile	Sanpete County
Growth 2020–2025	11.99%	10.47%
Growth 2025–2030	7.14%	7.00%
Owner Occupied	866 / 77.25%	7,057 / 76.10%
Renter Occupied	255 / 22.75%	2,216 / 23.90%



2025 Avg Household Income

1 Mile: \$63,639 | Sanpete County: \$70,135

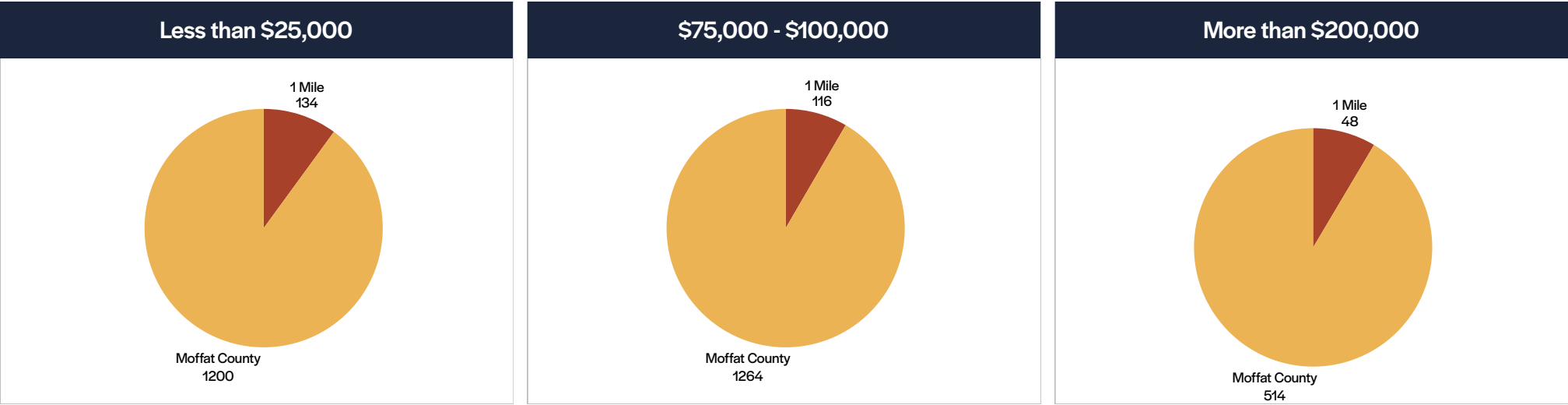


2025 Median Age

1 Mile: 34.90 | Sanpete County: 34.00

2025 Households by HH Income

1 Mile: 776 | Moffat County: 5,292



2025 Households by Household Income	1 Mile	%	Sanpete County	%
Income: <\$25K	134	11.94%	1,200	12.94%
Income: \$25K–\$50K	289	25.76%	1,813	19.55%
Income: \$50K–\$75K	266	23.71%	2,047	22.07%
Income: \$75K–\$100K	116	10.34%	1,264	13.63%
Income: \$100K–\$125K	101	9.00%	842	9.08%
Income: \$125K–\$150K	60	5.35%	799	8.62%
Income: \$150K–\$200K	108	9.63%	794	8.56%
Income: \$200K+	48	4.28%	514	5.54%



#	Street	Cross Street	Cross St Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Main Street	Main Street	0.04 NE	2026	4,318	MPSI	0.06
2	Main Street	Highway 89	0.00 NE	2026	7,198	MPSI	0.13
3	Highway 89	Highway 89	0.03 SW	2026	8,703	MPSI	0.24
4	South Main Street	W Union St	0.01 N	2026	3,789	MPSI	0.47
5	Highway 89	US 89	0.03 NE	2026	8,763	MPSI	0.75



Location **Overview**

12-Room Independent Motel Positioned
Along Manti's Highway 89 Tourism Corridor

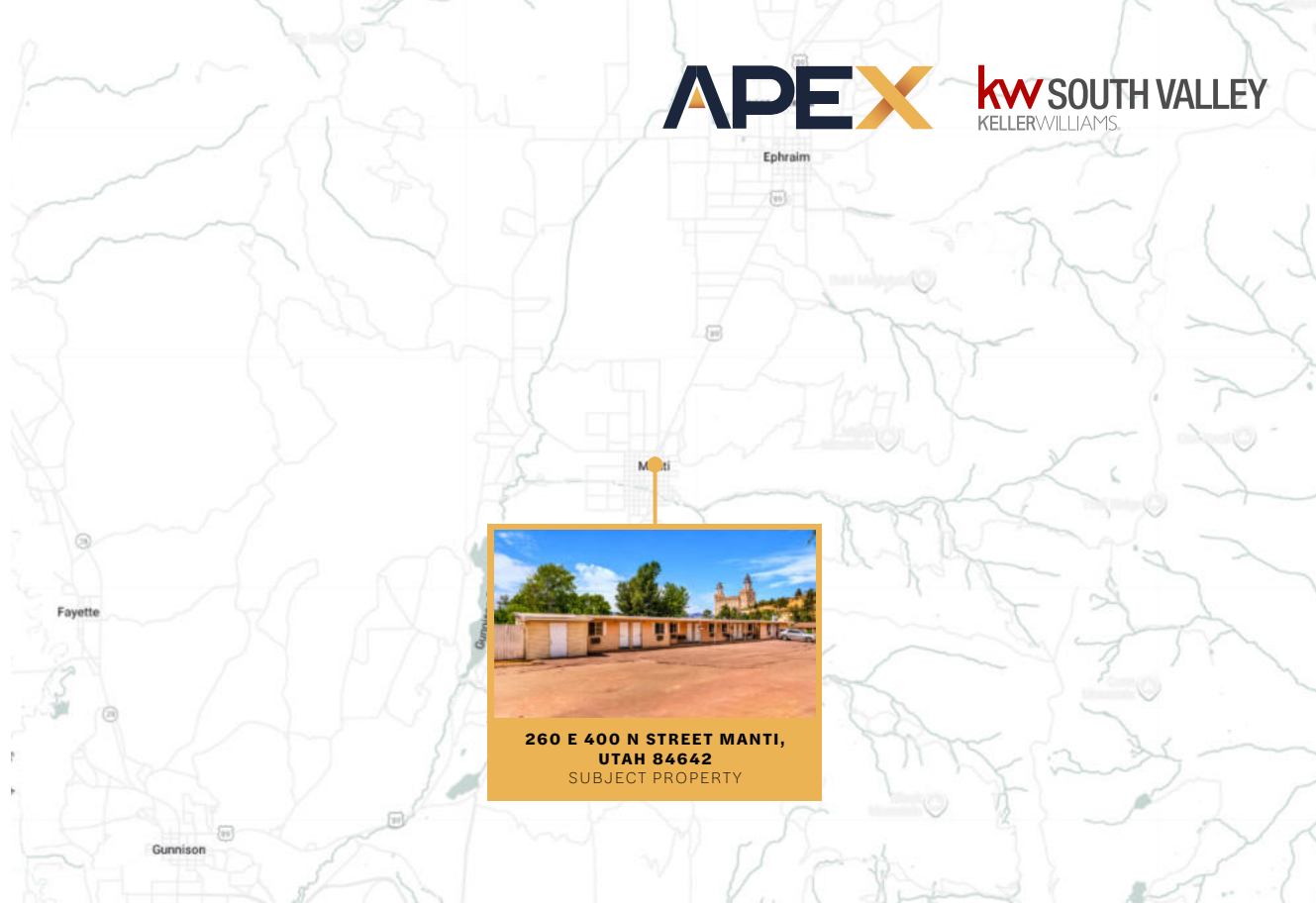


Manti, Utah



Manti serves as the county seat of Sanpete County and combines local government, education, agriculture, commercial services, heritage tourism, and recreation within a centrally located Utah community. The 2020 Census recorded 3,429 residents in Manti, while CoStar estimates approximately 3,963 residents within one mile of the property in 2025.

The city benefits from its position along Highway 89 and from nearby regional institutions and visitor destinations. Snow College in neighboring Ephraim serves a six-county area and functions as an educational, athletic, cultural, and employment anchor for Central Utah. Manti's historic temple, heritage resources, annual and seasonal activities, and immediate access to the Manti-La Sal National Forest further contribute to the area's visitor economy.



APEX

kw SOUTH VALLEY
KELLERWILLIAMS



Highway Access

W 400 N ST

APEX

KW SOUTH VALLEY
KELLER WILLIAMS

W 300 N ST

200 N ST



JOHN PATTEN
DUP MUSEUM

260 E 400 N STREET MANTI,
UTAH 84642
SUBJECT PROPERTY

W 500 N ST

89

E 500 N ST

FamilySearch

89

MANTI UTAH
TEMPLE

Area Amenities

APEX

KW SOUTH VALLEY
KELLER WILLIAMS

FamilySearch



JOHN PATTEN
DUP MUSEUM

MANTI UTAH
TEMPLE



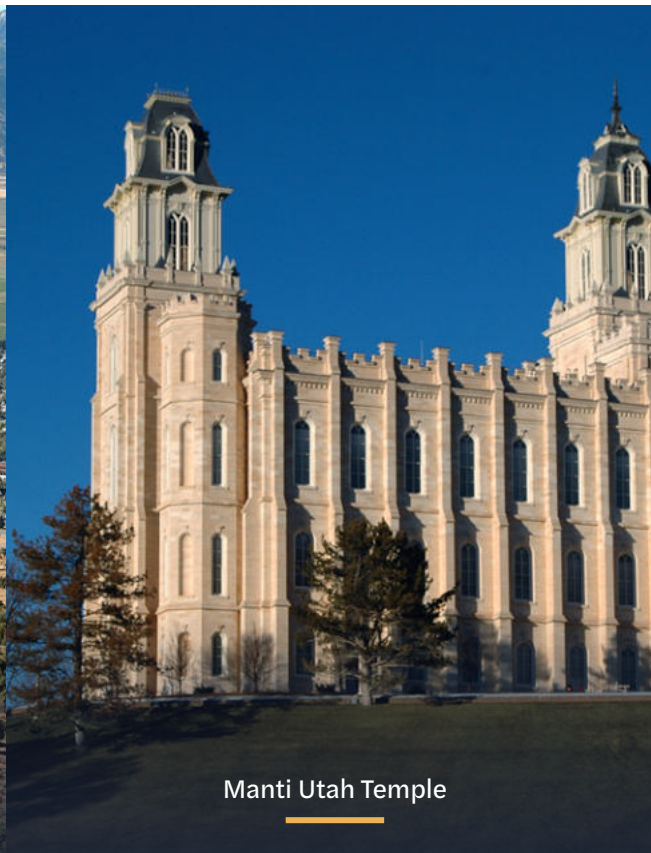
EST. 1993
SANPETE
UTAH CENTER



N MAIN ST

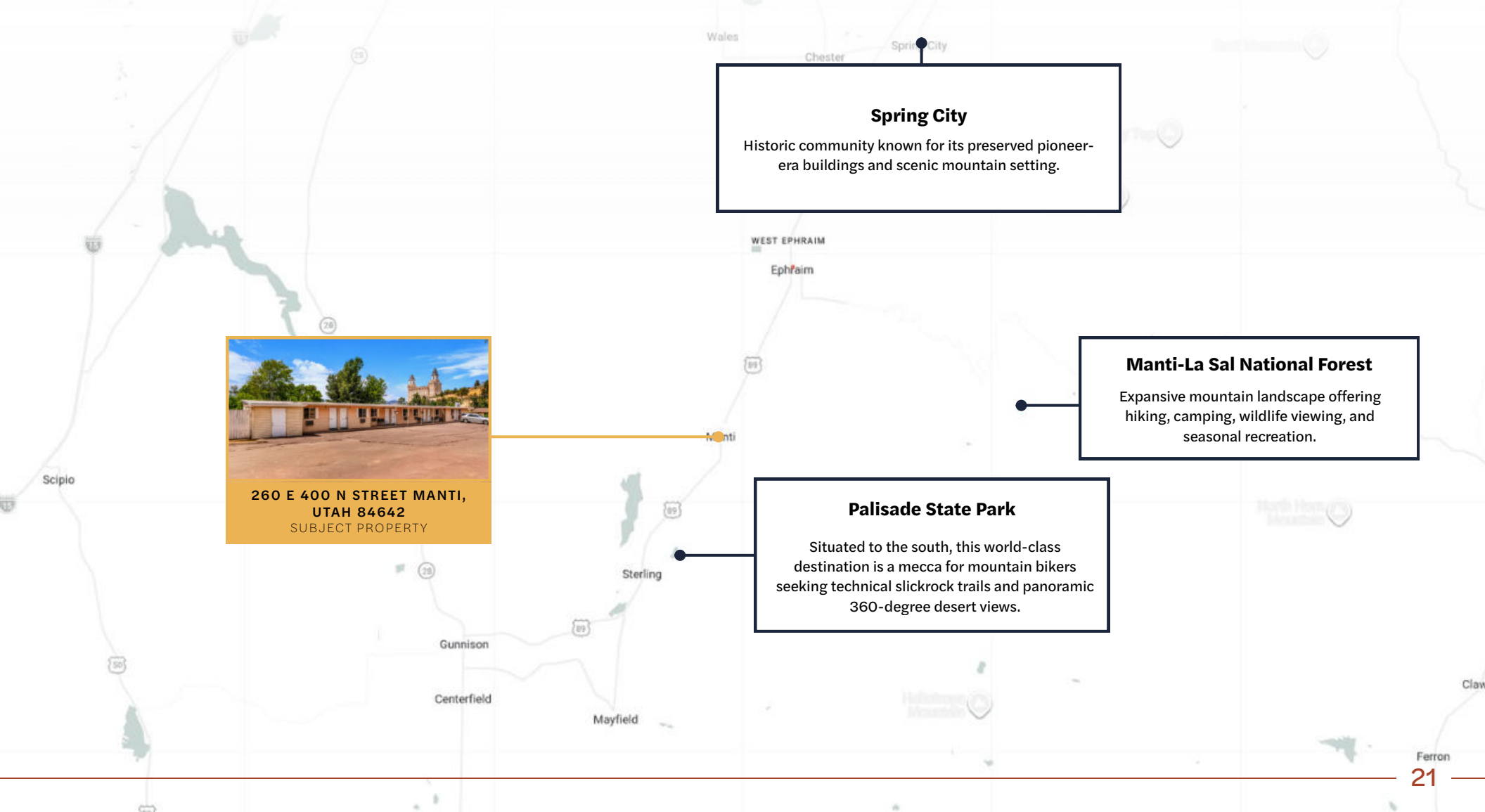
Manti is the Sanpete County seat and the county's oldest community, originally settled in 1849. Its historic core, government functions and location along U.S. Highway 89 establish the city as an important civic and service center for the surrounding Sanpete Valley. Recent city planning materials estimate Manti's population at approximately 3,924 residents and cite continued residential growth and development activity.

Tourism and recreation complement the community's year-round economic base. Manti and the surrounding valley provide access to the historic Manti Utah Temple, cultural and pioneer heritage sites, Palisade State Park, scenic drives, mountain biking, OHV riding, snowmobiling and the Manti-La Sal National Forest.



Strategically located along Main Street with immediate access to U.S. Highway 89, Temple View Lodge is positioned on the principal regional travel corridor through Manti and the Sanpete Valley. The location supports access to downtown Manti, county government services and the historic Manti Utah Temple, while Sanpete County Regional Airport is approximately 3.5 miles north of the city.

Manti also functions as a gateway to Central Utah recreation. Nearby visitor demand generators include Palisade State Park, the Manti-La Sal National Forest, Skyline Drive and the Arapeen Trail system, supporting hiking, camping, fishing, golf, OHV riding, snowmobiling and scenic touring. The combination of highway accessibility, heritage attractions and outdoor recreation supports a diversified base of transient and leisure travelers.



Spring City

Historic community known for its preserved pioneer-era buildings and scenic mountain setting.

Manti-La Sal National Forest

Expansive mountain landscape offering hiking, camping, wildlife viewing, and seasonal recreation.

Palisade State Park

Situated to the south, this world-class destination is a mecca for mountain bikers seeking technical slickrock trails and panoramic 360-degree desert views.

260 E 400 N STREET MANTI,
UTAH 84642
SUBJECT PROPERTY

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