

A wide-angle photograph of the Wellsville Rehab Center. The building is a long, two-story structure with a brown roof and light-colored walls. It features several balconies with glass railings. In the foreground, there is a paved parking lot with a few cars, including a blue pickup truck. A small green lawn with a tree is visible near the building. In the background, there are rolling hills with patches of snow under a clear blue sky.

Wellsville Rehab Center

7877 U.S. 89 | Wellsville, UT 84339

Samuel Morris

+1 801 400 6458

samuel.morris@colliers.com

Parker Roberts

+1 407 242 4321

parker.roberts@colliers.com

John Barker

+1 801 941 0740

homesbyjohnbarker@gmail.com

Candice Kunz

+1 801 540 1330

candicekunz@hotmail.com

Colliers

6440 S. Millrock Dr., Suite 500

Salt Lake City, UT 84121

Main: +1 801 947 8300

colliers.com



Executive Summary

Colliers International is proud to present a 23.12-acre secluded mountain resort-style property for sale or lease. The 93-bed luxury facility, currently under renovation, boasts an array of amenities including a 10-room spa with sauna, indoor pool and hot tub, fitness facilities, spacious 20,000-square-foot conference area, full-service restaurant and dining area, and many outdoor amenities. The property is an ideal location for hotel accommodation, assisted living, rehabilitation services and other special care services. Nestled amidst the serene Wellsville Mountains in Utah's Cache Valley, the surrounding natural beauty offers a tranquil ambiance and opportunities for numerous outdoor activities.

VALUE ADD | OPTION TO LEASE OR PURCHASE

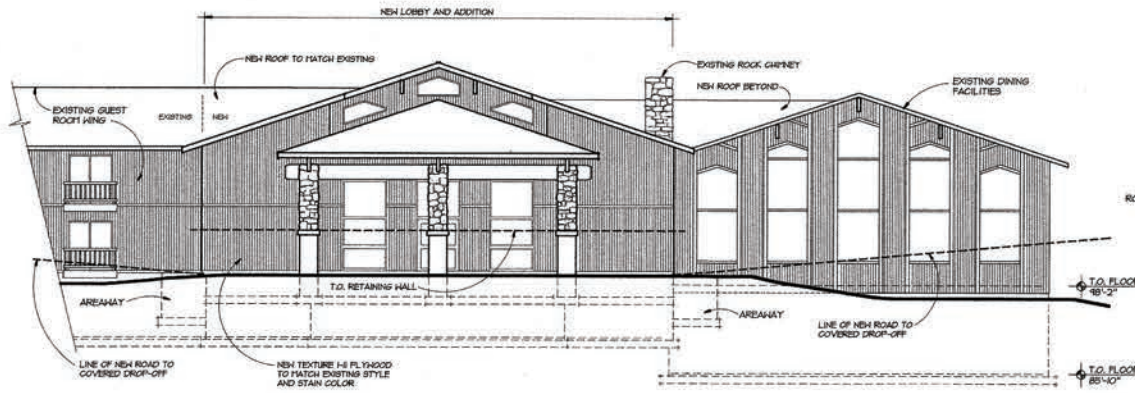
Price	\$10,000,000
Address	877 U.S. 89 Wellsville, UT 84339
Year Built	1975
Year Renovated	2011/2023
Total Land Area	±23 Acres
Total SF (approximate)	84,136 SF
Building 1 (approximate)	69,048 SF
Building 2 (approximate)	15,088 SF
Property Use	Rehab/recovery, special care, hotel, assisted living

Property Highlights

- 93 luxury rooms
 - Infrastructure/easements/water for an additional 39 condo units
- 10-room spa
 - Sauna
 - Pedicure station
- Indoor raquetball and basketball court
- Fitness facility
- 6,000 SF full-service restaurant
- 20,000 SF event space
- Pool and hot tub
- Outdoor tennis court
- Horseshoe pits
- Outdoor amphitheatre
- Beautiful, natural setting with scenic mountain views

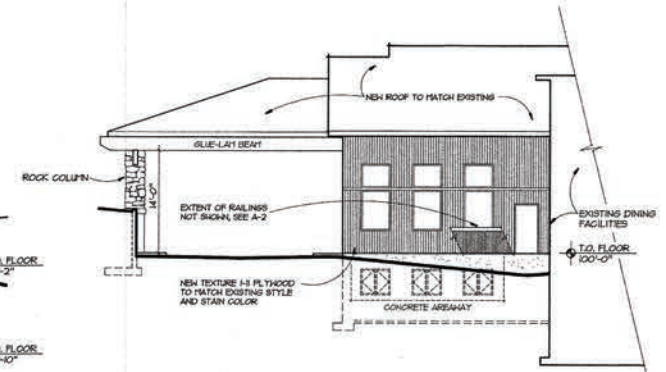


Building Elevations



WEST ELEVATION

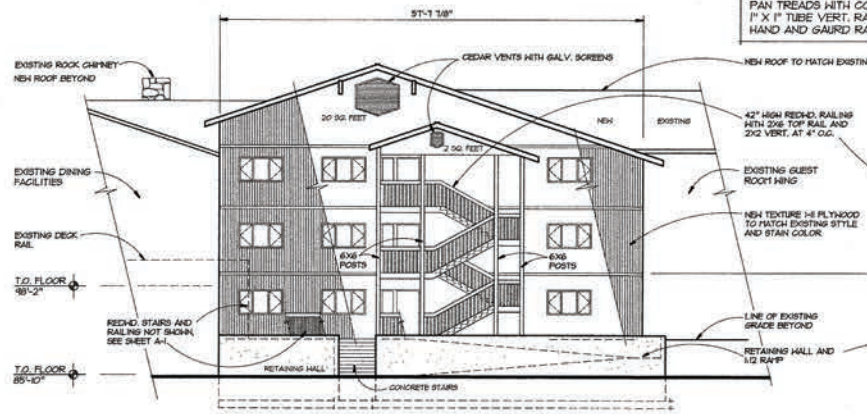
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

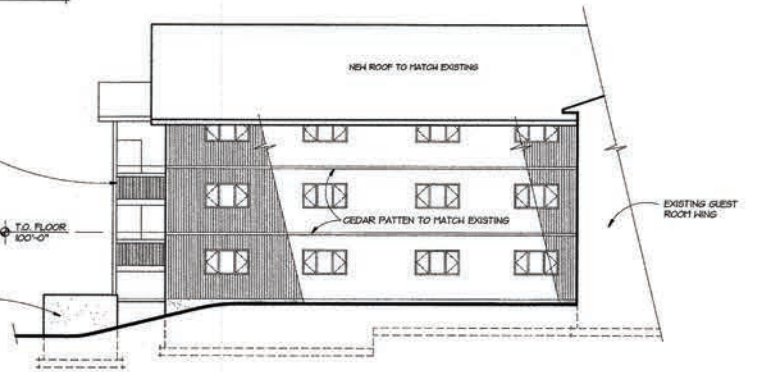
SCALE: 1/8" = 1'-0"

NOTE:
DISREGARD NOTES PERTAINING TO WOOD STRUCTURE ON EAST EXTERIOR EXIT STAIR SYSTEM TO BE 10" STEEL CHANNEL STRINGERS, 6" TUBE POST COLUMNS, STEEL PAN TREADS WITH CONCRETE FILL, STEEL 1" X 1" TUBE VERT. RAILS AND 1/2" PIPE HAND AND GAUGE RAILS.



EAST ELEVATION

SCALE: 1/8" = 1'-0"

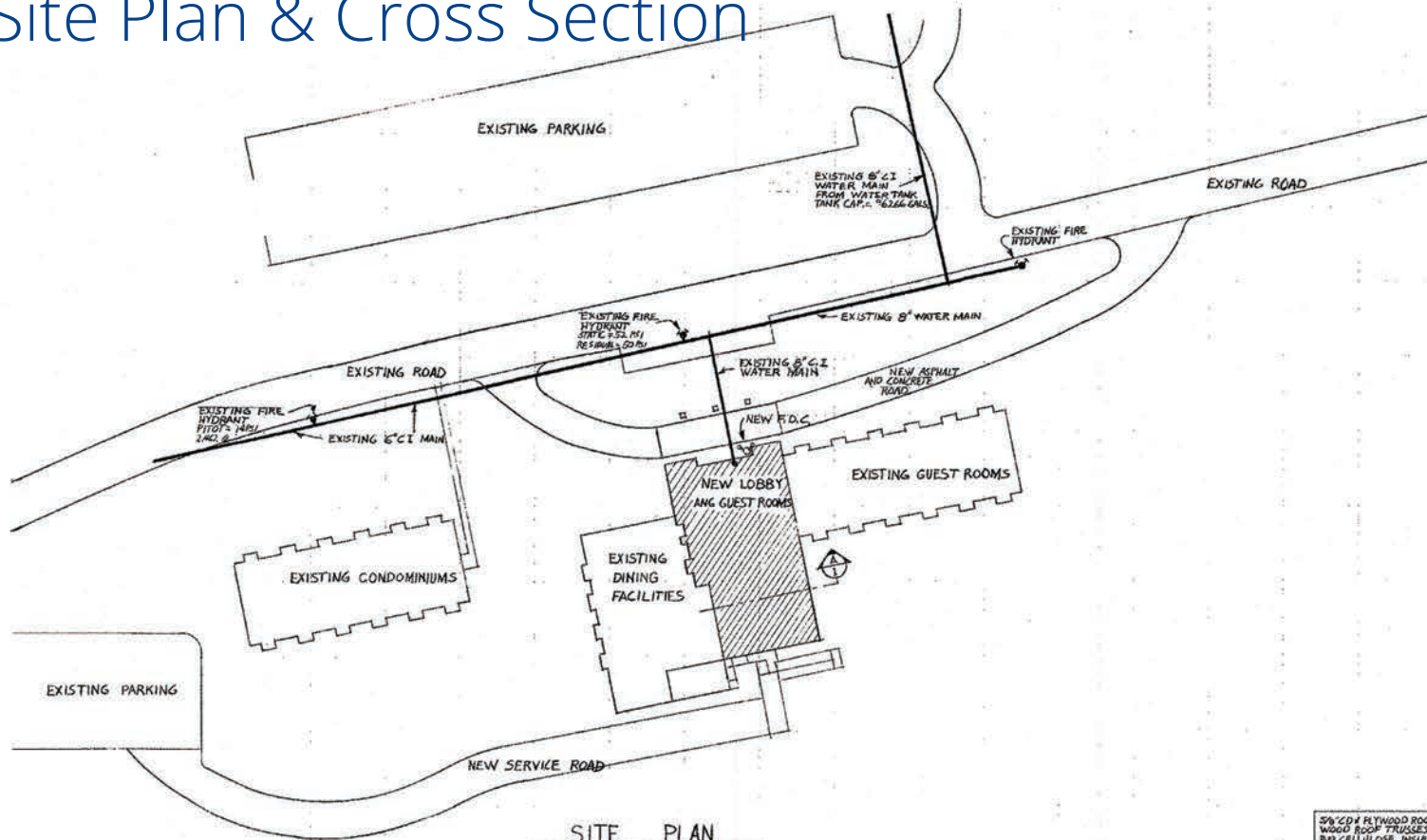


NORTH ELEVATION

SCALE: 1/8" = 1'-0"

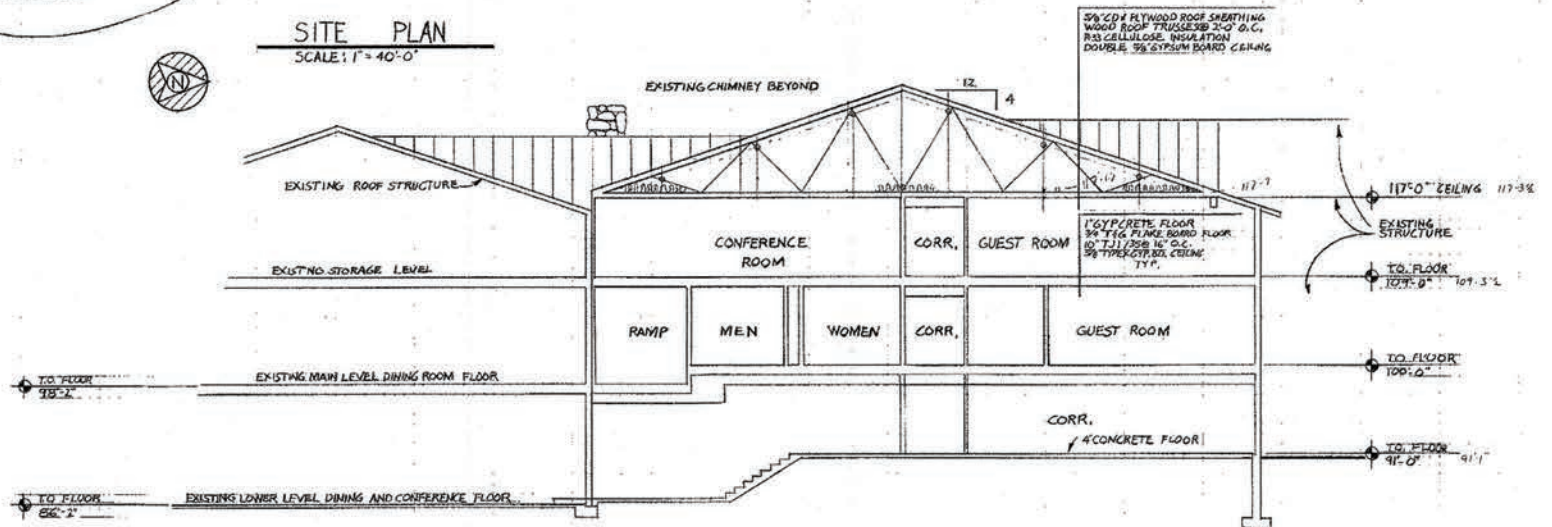


Site Plan & Cross Section



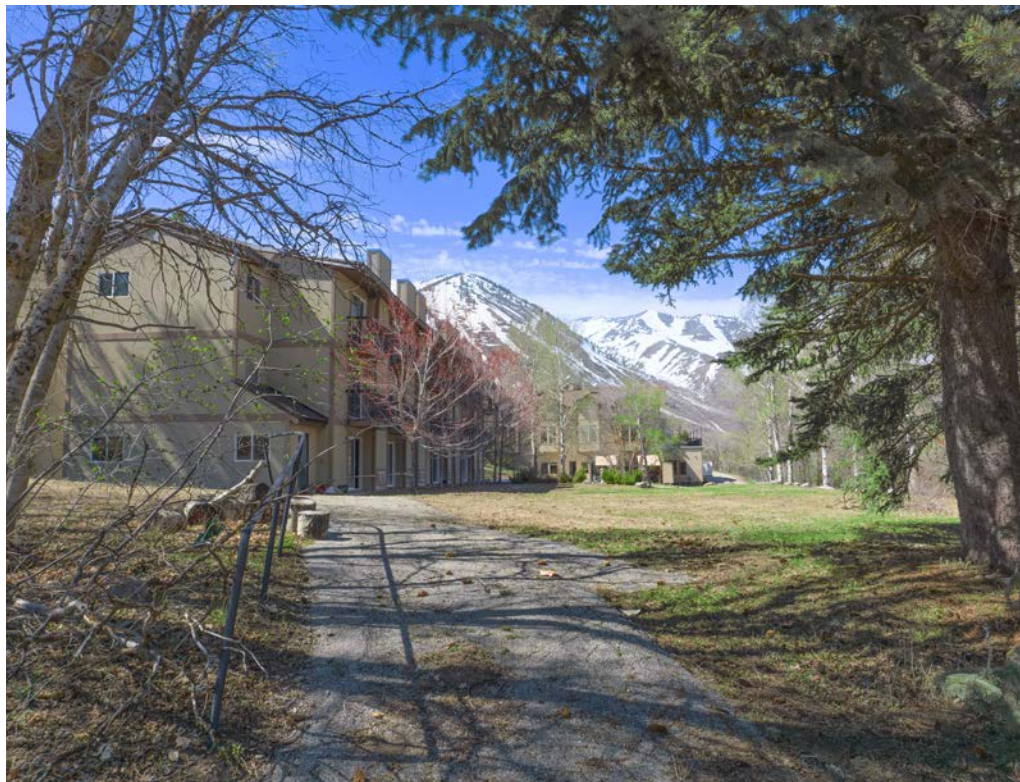
SITE PLAN

SCALE: 1" = 40'-0"









Opportunity Overview

The property presents an exceptional investment opportunity characterized by its unique zoning what permits a diverse array of potential uses including hotel accommodation or an assistive living or rehabilitation facility. The surrounding natural environment is ideal for year-round recreation and wildlife observation and is only a short 20-minute drive from Logan, Utah.

Formerly a rehabilitation center, the facility fits into Utah's substantial recovery infrastructure, further augmented by the U.S. Attorney's Office and Drug Enforcement Agency's recently established Utah Drug Overdose Task Force (2024) designed to combat the pervasive issue of illicit drug abuse within Utah.

Additionally, it is a short 30-minute drive from Logan Regional Hospital, a prestigious Joint Commission Accredited medical center. It is also in close proximity to Utah State University, renowned for its top-ranked Master of Rehabilitation Counseling program, providing a ready workforce pool across all staffing levels.

603 Drug Overdose Deaths in Utah

67% Opioid-related, **29%** Fentanyl-related

U.S. Attorney's Office - District of Utah, 2021

Utah's Existing Rehabilitation Network



11 Inpatient Rehabilitation Centers



84 Residential Rehabilitation Centers



216 Outpatient Treatment Centers



4 Hospital Programs



40 Outpatient Detox Facilities

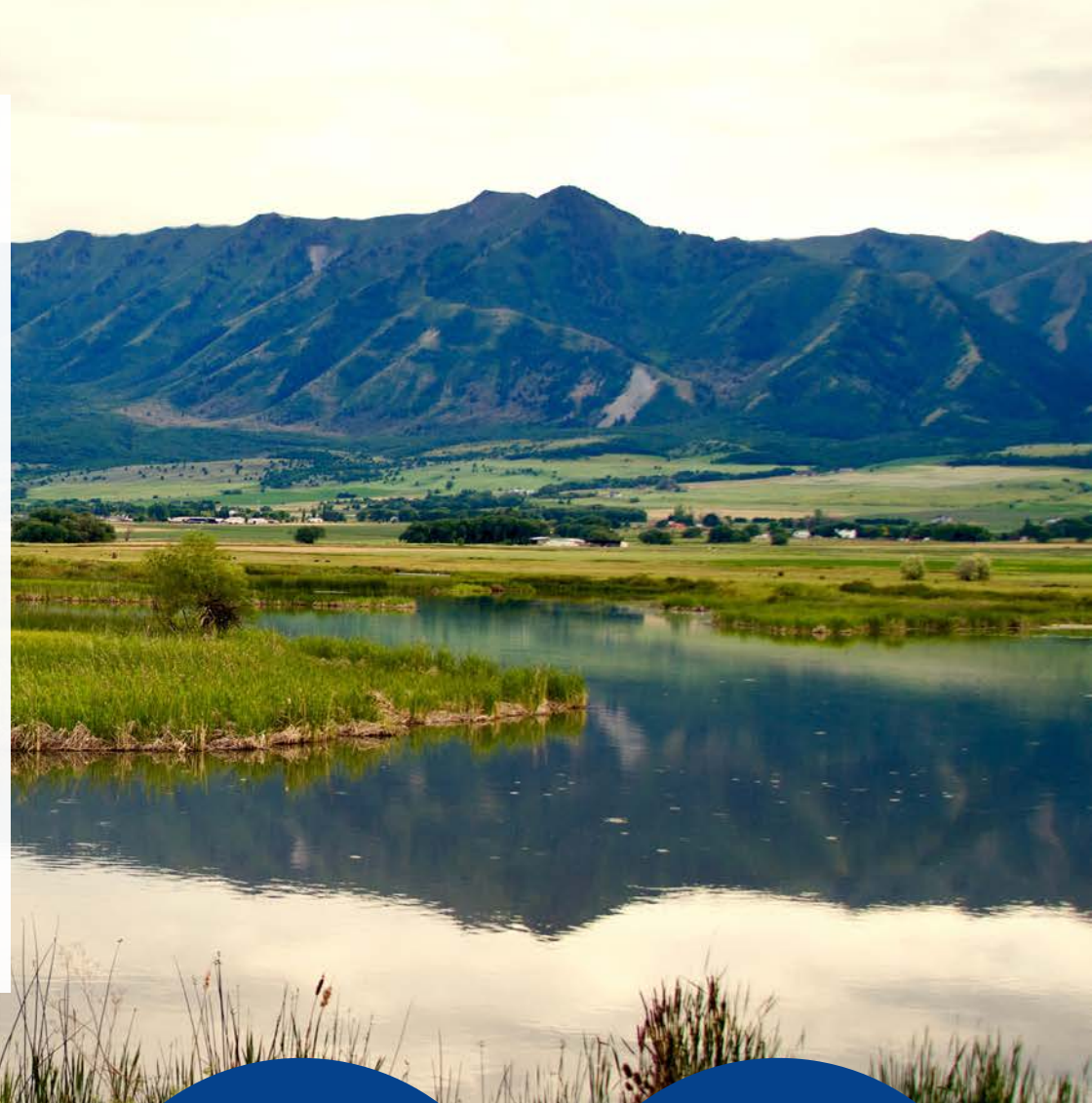
Area Overview

About Wellsville

Known as the Gateway to Cache Valley, the small community of Wellsville is nestled at the base of the Wellsville Mountain. The town's population is just over 4,000 people with a median income of \$102,581, and over a 90% home ownership rate. Surrounded by Wellsville Mountain wilderness, it is home to the 23,750-acre Mount Naomi Wilderness Area, a major migration route for bird of prey popular for hiking, backcountry skiing, and birdwatching.

About Cache County

Cache County is located in northern Utah, running along the Idaho border. Lying between the Wellsville Mountains and the Bear River Ridge is the 30-mile Utah portion of the Cache Valley which straddles the Utah-Idaho border and is popular for outdoor activities throughout the year. Home to just over 141,000, Logan is the the county seat and home to Utah State University, Utah's third-largest university. In 2022, Logan was recognized as the top small city in the United States by the Milken Institute Best Performing Cities (BPC) analysis.



141K+

Population
(2023)

149K+

Projected
Population (2028)

\$72,463

Median Household
Income (2023)

43.2%

Bachelor's Degree
or Higher

Yes, Utah

Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor. Utah regularly ranks among the best states for business, careers, living, health, and quality of life. Utah provides an array of employment opportunities in various industries and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Utah is world-renowned for its bounty of public lands and recreational opportunities ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and over a dozen ski resorts.

#1

Best Economic Outlook

Rich States Poor States
(2024 - 17th year in a row)

#1

Best State to Start a Business

WalletHub
(2024)

#1

Best State & Best Economy

U.S. News & World Report
(2023)

#2

Best State For Job Opportunities

U.S. News & World Report
(2023)

Drive Times



	Destination	Distance	Time
1	Manatua Reservoir	7.7 mi	13 min
2	Brigham City	11.3 mi	14 min
3	Logan	15.1 mi	22 min
4	Utah State University	16.8 mi	25 min
5	Logan Regional Hospital	17.3 mi	28 min
6	Logan-Cache Airport	17.8 mi	25 min
7	Ogden	34.1 mi	37 min
8	Ogden-Hinckley Airport	34.9 mi	36 min
9	Bear Lake (Garden City)	54.3 mi	73 min
10	Salt Lake City	68.8 mi	66 min
11	Salt Lake City Intl Airport	69.7 mi	65 min