



SHERWOOD HILLS
7877 U.S. HWY 89, Wellsville, UT 84339

FOR SALE
HOSPITALITY AND RECOVERY CENTER

- 22+ Acres in beautiful Sardine Canyon
- 90+ bed luxury resort
- Spacious Conference and Theatre facility
- Full-service Restaurant, professional Kitchen
- Beautiful, natural setting with scenic mountain views



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Property Summary

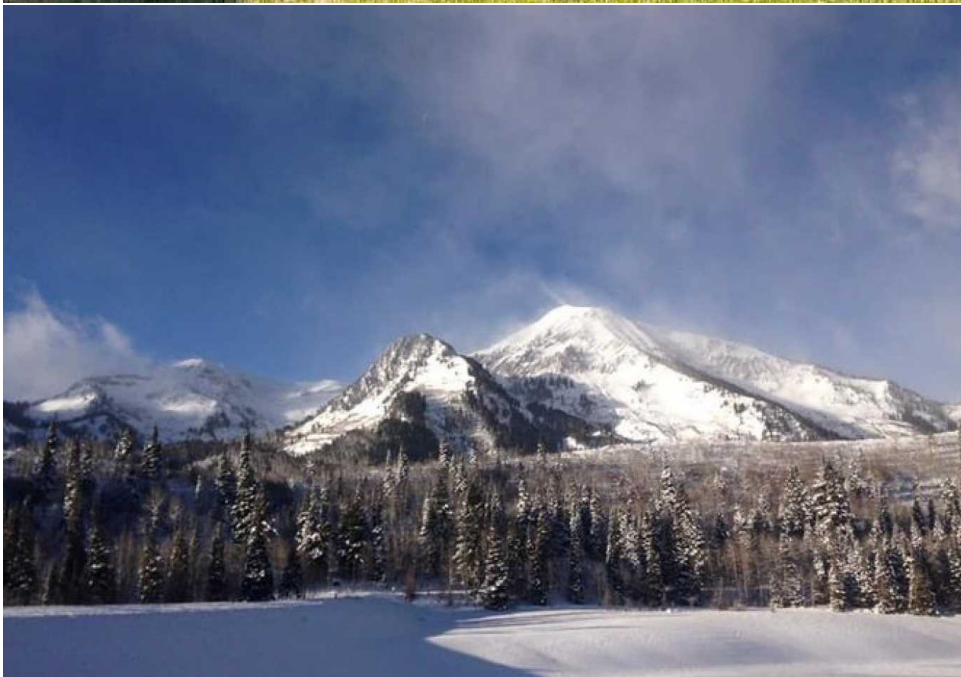
Building SF:	Approx. 63,350 (Buyer to verify)
Lease Rate:	
Lot Size:	22+ Acres
Parking Ratio:	
Parking:	50
Price:	\$8,500,000
Year Built:	1975
Zoning:	RPD Recreational Planned Dev

Property Overview

This property has many uses including a 60 keys and 90+ beds hotel that is zoned and has been used for an addiction recovery center another possibility is for a cooperate Retreat or assisted living The Hotel / Recovery Center includes a spacious conference facility, a full service restaurant, commercial kitchen, convention theatre room, recreation room, full size tennis and pickle ball courts, volleyball, sauna, indoor gym and basket ball courts.

Location Overview

Located in the glorious and majestic Sardine Canyon on US Highway 89 in Cache County. One of the county's most prestigious properties with amazing views of the mountains from every side nestled in the picturesque Wellsville Mountains adjoining Forest Service land. Despite its tranquil ambiance, the property enjoys convenient access, being mere minutes from highway US 89, 10 minutes away from Brigham City, and a short 20-minute drive from Logan. Logan Regional Hospital, a prestigious Joint Commission Accredited medical center, serves the community's healthcare needs. This property also boasts convenient proximity to Utah State University, renowned for its top-ranked Master of Rehabilitation Counseling program, provides a ready workforce pool across all staffing levels.

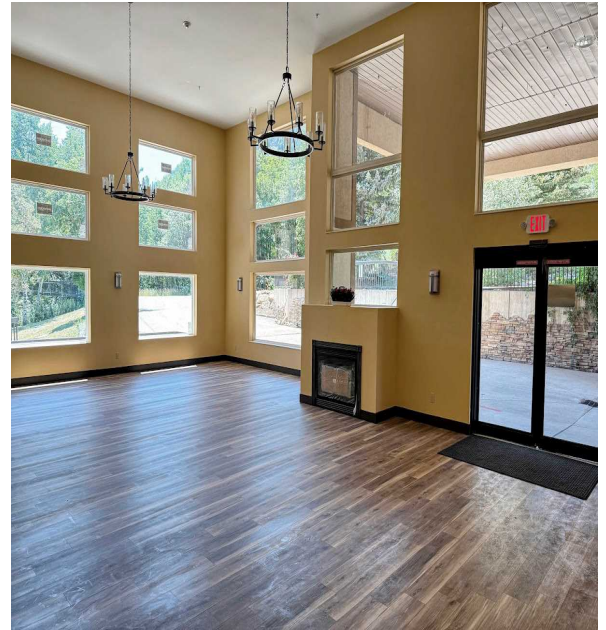


Charming 22+ acre secluded mountain resort-style property for sale. The 90+ bed luxury facility, currently completing renovations, boasts an array of amenities including a sauna, fitness facilities, spacious conference area, full-service 6,000 SF restaurant and dining area, and many outdoor amenities.

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 with scenic mountain views offers a tranquil ambiance and opportunities for numerous outdoor activities.

RECEPTION AREA

SHERWOOD HILLS
7877 U.S. 89
Wellsville, UT 84339



Newly renovated lobby boasts all new walls, flooring and reception desk.

The property is an ideal location for hotel accommodation, assisted living, rehabilitation services and other special care services.





The 90+ bed facility, features executive suites, single and double occupancy rooms, and luxurious bathrooms





Old world charm featuring a 6,000 SF full-service restaurant, salad/dessert bar, server station, and professional kitchen, walk-in refrigeration.

PHYSICAL FITNESS AMENITIES

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Recreational and therapeutic amenities include an indoor and outdoor basketball/pickleball courts, exercise and fitness gym, sauna, conference event space, indoor and outdoor tennis court, horseshoe pits, all within a beautiful, natural setting amongst scenic mountain views.

THEATRE AND RECREATION ROOM

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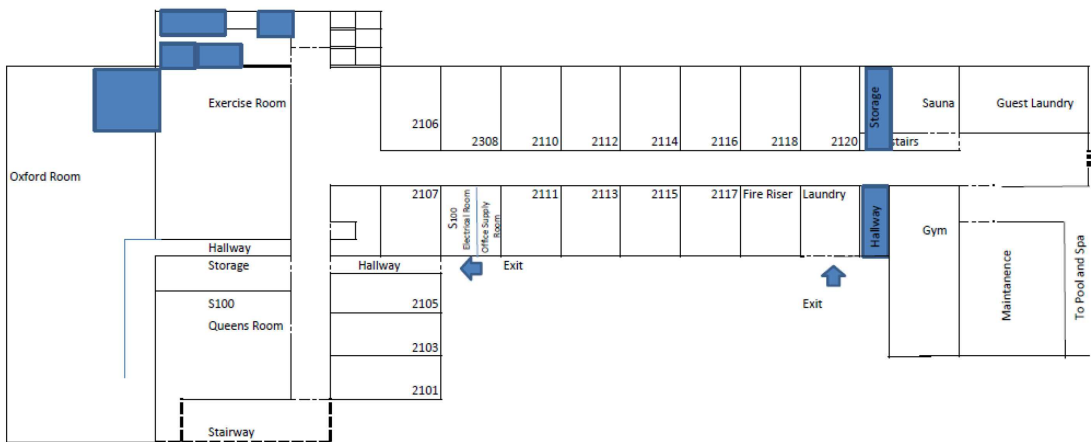
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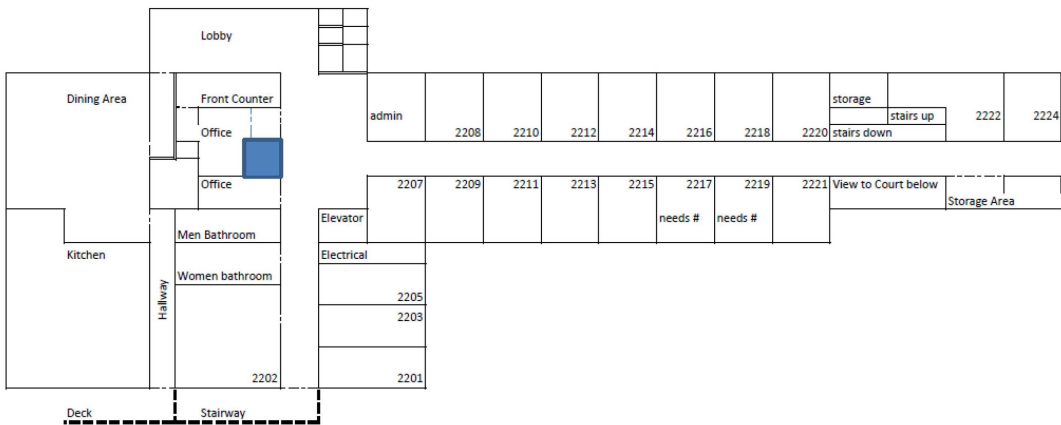
Known as the Gateway to Cache Valley, the small community of Wellsville is nestled at the base of the Wellsville Mountain. The town's population is just over 4,000 people with a median income of \$102,581, and over a 90% home ownership rate. Surrounded by Wellsville Mountain wilderness, it is home to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

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+

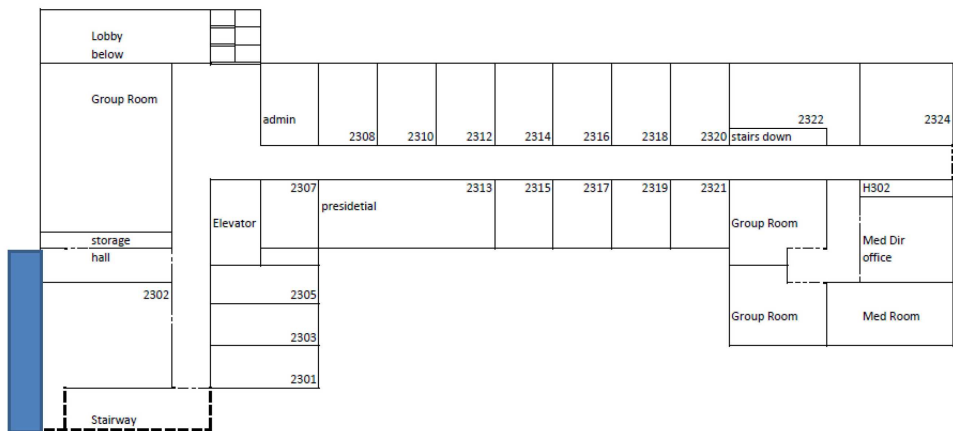
1st Floor

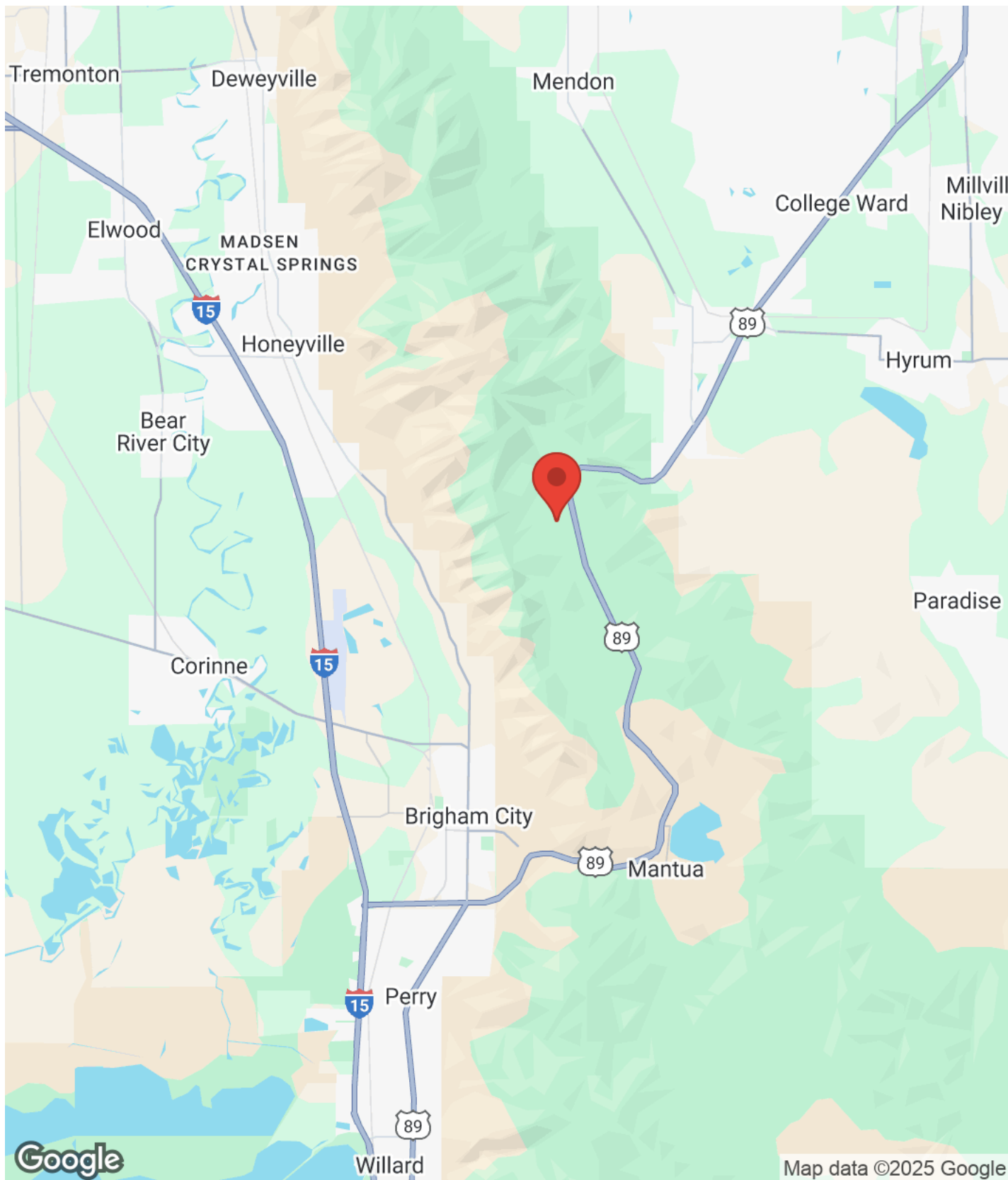


2nd Floor Main



3rd Floor







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Google

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