

234 24TH STREET

OGDEN, UTAH 84401

WESTERN COLONY INN



The Western Colony Inn is a two-story, 19-room independently operated hotel located in Ogden, Utah. Originally built in 1983 and renovated in 2018, this midscale/economy-class property sits on a 0.40-acre parcel and features 19 surface parking spaces (1:1 ratio). The inn is positioned within walking distance to downtown amenities, Ogden Station, and key transit routes, offering excellent accessibility and visibility along the high-traffic corridor of 24th Street.



0.40 Acres (17,602 SF)
SITE AREA



0.38
BUILDING FAR



2
STORIES



1983 / 2018
BUILT / RENOVATED



19
ROOMS



**Independent,
Repositioning Potential**



**10-Min Walk to Ogden
Station Commuter Rail**

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KW SOUTH VALLEY APEX
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Investment Highlights

- Stable performance with consistent demand drivers
- Affordable, repositionable asset in a submarket with no pipeline inventory
- Independent operation with potential for flag conversion or boutique branding
- Positioned in a high-growth urban area with transit and traffic visibility
- Attractive cap rate relative to market and historical sales averages

Hotel Class & Submarket Performance

- Submarket: North Salt Lake/Ogden
- Hotel Class: Midscale & Economy
- Total Rooms in Class (Submarket): 1,234
- 12-Month Occupancy: 63.7%
- 12-Month ADR: \$79.95
- 12-Month RevPAR: \$50.95
- Market Cap Rate: 9.1%
- Recent Sales Activity: Limited — no recorded sales in past 12 months

Submarket Trends & Forecasts

- Occupancy (YTD): 62.2% (↓ 3.1% YoY)
- ADR (YTD): \$77.77 (↓ 1.0%)
- RevPAR (YTD): \$48.37 (↓ 4.1%)
- No new construction or deliveries in the submarket – limited supply pressure



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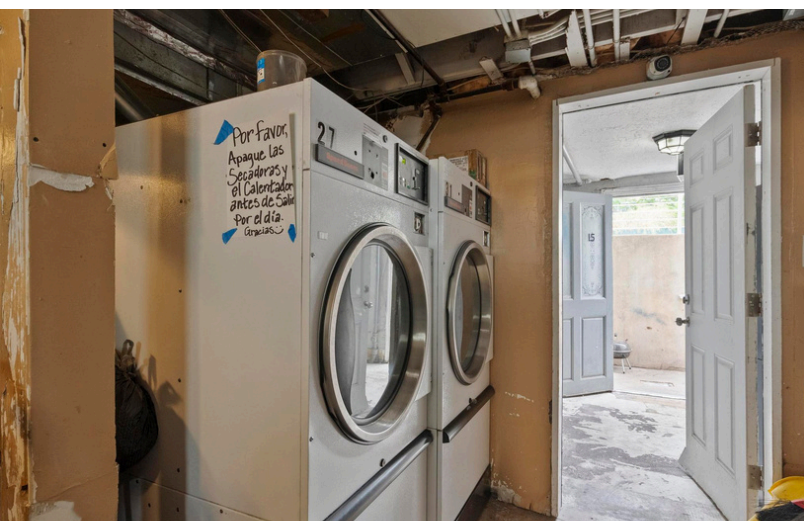
Western Colony **INN**

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independently owned and operated.

234 24th
Street

kw SOUTH VALLEY
KELLER WILLIAMS

APEX
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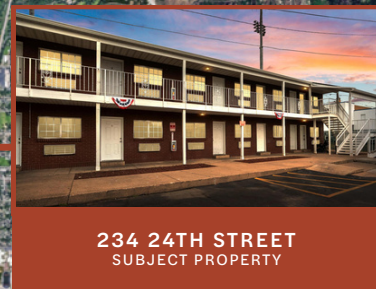
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