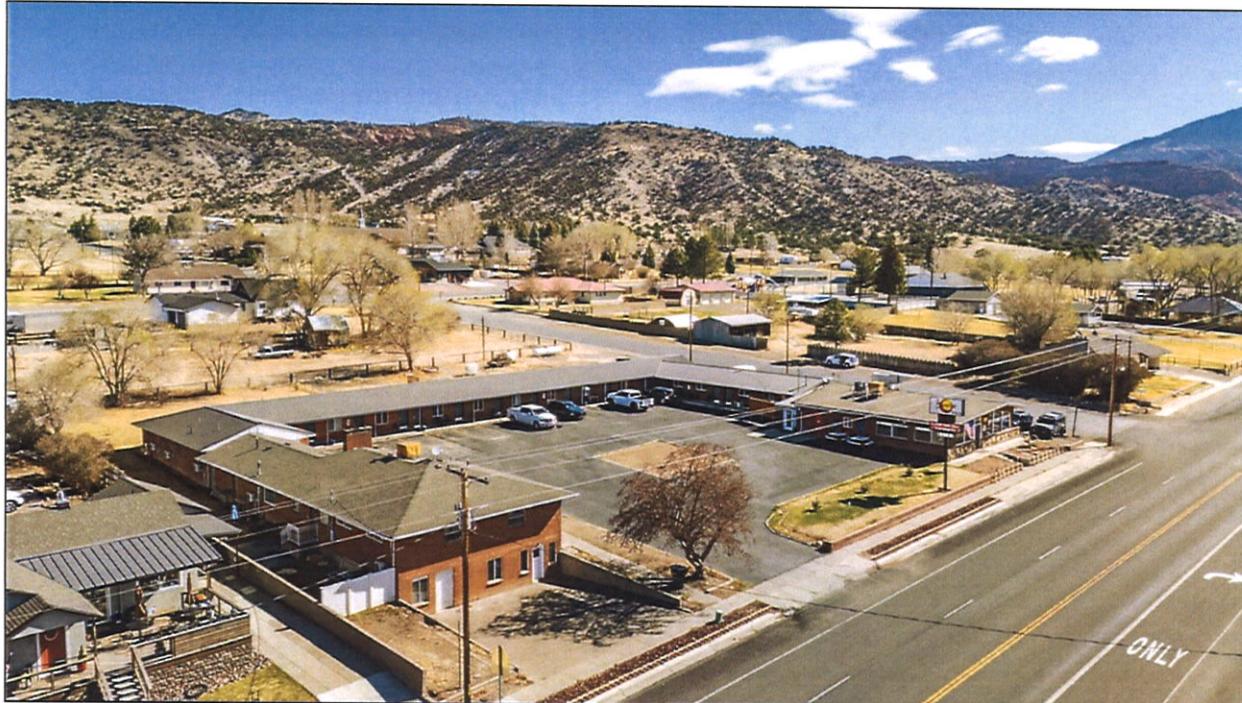


THE SUNGLOW MOTEL AND RESTAURANT

BICKNELL, UTAH



**TURNKEY BUSINESS WITH POTENTIAL FOR GROWTH IN AN EXCELLENT
LOCATION NEAR CAPITOL REEF NATIONAL PARK. OPEN YEAR ROUND AND
CENTRALLY LOCATED IN THE COMMUNITY WITH A LOT OF LOCAL BUSINESS
AND EXCELLENT REVIEWS!**

\$1,400,000

OFFERED EXCLUSIVELY BY
BOULDER MOUNTAIN REALTY, INC.

AMANDA BROWN, SALES AGENT

(435) 691-3267

amanda@bouldermountainrealty.com



**Boulder
Mountain
Realty, Inc.**

WWW.BoulderMountainRealty.COM

THE SUNGLOW MOTEL AND RESTAURANT

A true mom and pop business located in one of the best recreation areas in Southern Utah! This is an opportunity to purchase a business and home in a growing popular town near a national park. The sale includes a 15-unit motel, restaurant and 3-bedroom residence on 1 acre corner lot on Bicknell Main Street. The current owners completely renovated the entire property. They have decided the motel and restaurant business is not for them, but they will be leaving the entire property in perfect condition, waiting for a new owner who would welcome the chance to operate their own business and have a nice home.

The motel has been updated with a new metal roof, new flooring and furnishings, with mini split systems in each room. All equipment, furniture, and linens are new and included.

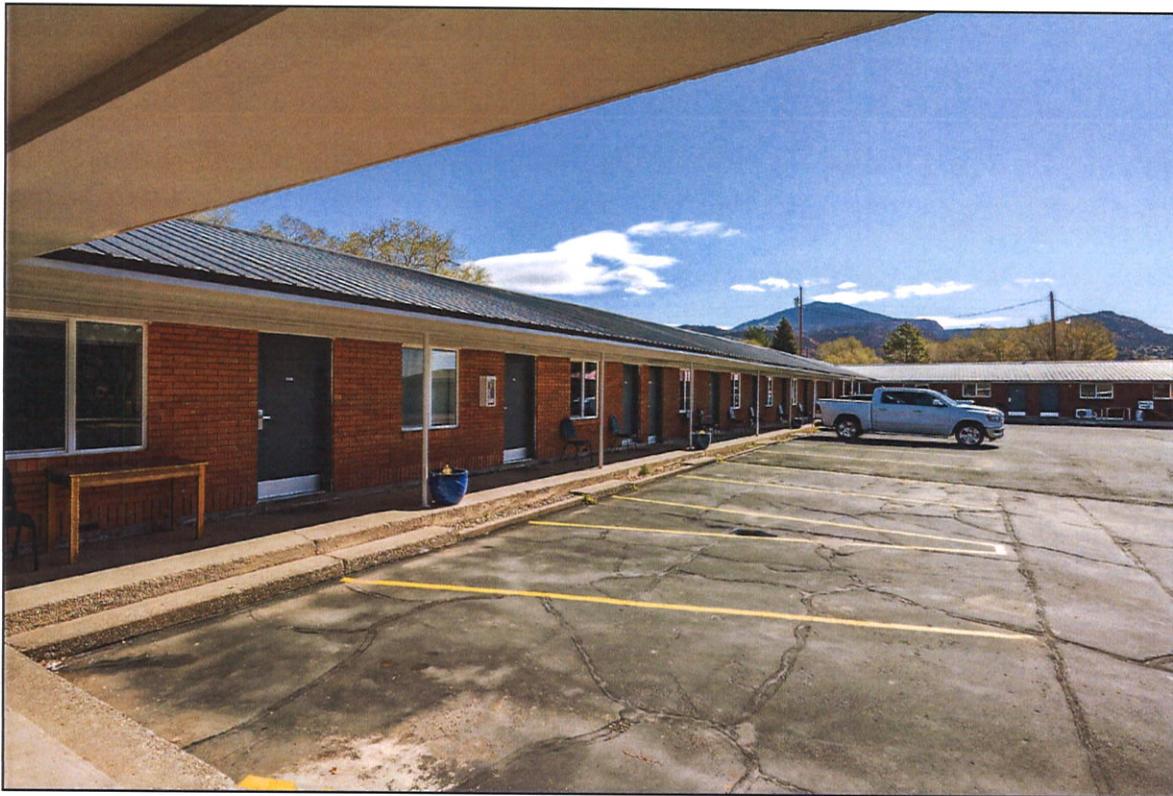
The restaurant is delightful with a updated 1300 sq foot open dining area with windows all around, filling the space with light and overlooking the Bicknell Bottoms and the massive Boulder Mountain. All furniture, fixtures and equipment included. There is a new 5-ton roof mount HVAC.

The three- bedroom, two bath home is comfortable and refreshed with new flooring, updated kitchen and bathrooms, as well as four new mini-split systems for heating and cooling. The home has an open living area, formal dining, and kitchen with breakfast bar.

It is possible to create a two-bedroom apartment with a separate entrance for employees or a rental. This is just one of the many features that make this an ideal property, for an innovative, enterprising buyer who would like to own a business in a beautiful, popular recreation area. 91 East Main Street, Bicknell. \$1,400,000.

- Financial information is available for qualified buyers who have viewed the property.

THE SUNGLOW MOTEL



MOTEL:

- 15 ROOMS TOTAL
 - 8 ROOMS WITH DOUBLE BED
 - 5 KING ROOMS, INCLUDING TWO—2-ROOM SUITES
- SQUARE FOOTAGE: 6,120 INCLUDING MOTEL OFFICE AND LAUNDRY/MAINTENANCE ROOM
- NEW MINI SPLIT SYSTEMS IN EACH ROOM ALONG WITH NEW FLOORING AND NEW LINENS
- NEW METAL ROOF
- LAUNDRY AND MAINTENANCE ROOMS
- OFFICE CONNECTED TO MOTEL AND RESTAURANT
- BUILT IN 1965 AND WELL MAINTAINED
- ANNUAL PROPERTY TAXES FOR ENTIRE PROPERTY: \$8,696.60

THE SUNGLOW RESTAURANT



RESTAURANT

- 2,286 SQUARE FEET WITH 1300 SQ FOOT COMPLETELY REMODELED DINING AREA
- SEATS 66
- -FULLY EQUIPPED KITCHEN
- ALL EQUIPMENT, MACHINES, FIXTURES, FURNITURE, INVENTORY AND SUPPLIES INCLUDED.
- NEW 5 TON ROOF MOUNT HVAC
- OPEN YEAR ROUND
- BUILT IN 1965 AND CONSISTENTLY MAINTAINED

WWW.BoulderMountainRealty.com

HOME



- 3 BEDROOM, 2 BATH HOME
- UNFINISHED LOWER LEVEL WITH SEPARATE ENTRANCE, IDEAL FOR EMPLOYEE HOUSING OR ANOTHER RENTAL UNIT.
- SQUARE FOOTAGE: 2,467 MAIN FLOOR
1,928 LOWER LEVEL
- COMPLETELY UPDATED WITH NEW FLOORING, UPDATED KITCHEN AND MINI SPLIT SYSTEMS FOR HEATING AND COOLING.
- CONNECTED TO MOTEL
- BUILT IN 1977 AND WELL MAINTAINED

WAYNE COUNTY
Tax Roll Master Record

April 7, 2025

8:26:08AM

Parcel: 03-0071-0110 Serial #: B-110

Entry: 159857

Name: BICKNELL HOSPITALITY GROUP LLC

c/o Name:

Address 1:

Address 2: PO BOX 750220

City State Zip: TORREY

UT 84775-0220

Mortgage Co:

Property Address

63 E MAIN ST

BICKNELL

Acres: 1.020

Status: **Active**

Year: **2025**

District: **001 BICKNELL DISTRICT**

0.006237

Owners	Interest	Entry	Date of Filing	Comment
BICKNELL HOSPITALITY GROUP LLC		159857	01/18/2023	(0259/0825)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BC01 COMMERCIAL BUILDING	0.000	529,488	529,488	3,302.42	529,488	529,488	3,146.75
BR01 PRIM.RES HOME	0.000	345,444	189,994	1,184.99	345,444	189,994	1,129.13
FIRE FIRE DISTRICT	0.000	0	0	60.00	0	0	60.00
GRB SANITATION	0.000	0	0	630.00	0	0	630.00
LC01 LAND COMMERCIAL	1.020	71,645	71,645	446.85	71,645	71,645	425.79
TVL TELECOMMUNICATIONS	0.000	0	0	183.00	0	0	183.00
Totals:	1.020	946,577	791,127	5,807.26	946,577	791,127	5,574.67

Property Type	Year Built	AG GLA	Basement Size	Building Type
BC01 COMMERCIAL BUILDING	1965	6,120		1098BMT/SFR
BR01 PRIM.RES.HOME	1977	2,468	1,928	SF1

****** ATTENTION !! ******

Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	4,934.26	2024 Taxes:	5,574.67
Special Fees:	873.00		
Penalty:	0.00	Review Date	
Abatements:	(0.00)	05/30/2023	
Payments:	(0.00)		
Amount Due:	5,807.26	NO BACK TAXES!	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2019	0.00	0.00	0.00	0.00	7.75%	3,241.53	0.00
2015	0.00	0.00	0.00	0.00	7.00%	2,904.07	0.00
2010	0.00	0.00	0.00	0.00	7.00%	3,252.42	0.00
Totals:	0.00	0.00	0.00	0.00		9,398.02	0.00

NO BACK TAXES

WAYNE COUNTY TREASURER / DEPUTY

signature

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

LOT 4 BLK 29 PLAT A BICKNELL TOWN SUR LESS COM AT SE COR LOT 4 BLK 29 PLAT A THURBER TOWN SUR RUN TH N 70 FT TH W 62 FT TH S 70 FT TH E 62 FT TO PL OF BEG BAL 1.02 AC M-L

WAYNE COUNTY
Tax Roll Master Record

April 7, 2025

8:26:27AM

Parcel: 03-0075-0139	Serial #: B-131-2	Entry: 159857
Name: BICKNELL HOSPITALITY GROUP LLC		
c/o Name:	Property Address	
Address 1:		
Address 2: PO BOX 750220		
City State Zip: TORREY UT 84775-0220	Acres: 0.220	
Mortgage Co:		
Status: Active	Year: 2025	District: 001 BICKNELL DISTRICT 0.006237

Owners	Interest	Entry	Date of Filing	Comment
BICKNELL HOSPITALITY GROUP LLC		159857	01/18/2023	(0259/0825)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LV01 LAND VACANT	0.220	40,800	40,800	254.47	40,800	40,800	242.47
Totals:	0.220	40,800	40,800	254.47	40,800	40,800	242.47

****** ATTENTION !! ******

Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2025 Taxes:	254.47	2024 Taxes:	242.47
Special Fees:	0.00		
Penalty:	0.00	Review Date	
Abatements: (0.00)	12/09/2024	
Payments: (0.00)		
Amount Due:	254.47	NO BACK TAXES!	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2019	0.00	0.00	0.00	0.00	7.75%	90.59	0.00
2015	0.00	0.00	0.00	0.00	7.00%	93.07	0.00
2010	0.00	0.00	0.00	0.00	7.00%	94.43	0.00
Totals:	0.00	0.00	0.00	0.00		278.09	0.00

NO BACK TAXES

WAYNE COUNTY TREASURER / DEPUTY

signature

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEG 25 FT W OF NW COR LOT 1 BLK 36 PLAT A THURBER TOWN SUR TH S 221.10 FT TH E 45 FT TH N 221.10 FT TH W 45 FT TO BEG CONT .22 AC M-L

WAYNE COUNTY
Tax Roll Master Record

April 7, 2025

8:26:17AM

Parcel: 03-0071-0119 Serial #: B-110-1

Entry: 158528

Name: BICKNELL HOSPITALITY GROUP LLC

c/o Name:

Address 1:

Address 2: PO BOX 750220

City State Zip: TORREY

UT 84775-0220

Mortgage Co:

Property Address

91 E MAIN ST

BICKNELL

Acres: 0.100

Status: **Active**

Year: **2025**

District: **001 BICKNELL DISTRICT**

0.006237

Owners	Interest	Entry	Date of Filing	Comment
BICKNELL HOSPITALITY GROUP LLC		158528	08/16/2021	(0254/0583)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BC01 COMMERCIAL BUILDING	0.000	282,241	282,241	1,760.34	282,241	282,241	1,677.36
FIRE FIRE DISTRICT	0.000	0	0	60.00	0	0	60.00
GRBCSANITATION COMMERCIAL 400 GAL	0.000	0	0	720.00	0	0	720.00
LC01 LAND COMMERCIAL	0.100	7,140	7,140	44.53	7,140	7,140	42.43
TVL TELECOMMUNICATIONS	0.000	0	0	50.00	0	0	50.00
Totals:	0.100	289,381	289,381	2,634.87	289,381	289,381	2,549.79

Property Type	Year Built	AG GLA	Basement Size	Building Type
BC01 COMMERCIAL BUILDING	1965	2,286		1098BMT/SFR
**** ATTENTION !! ****				
Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)			2025 Taxes: 1,804.87	2024 Taxes: 2,549.79
			Special Fees: 830.00	Review Date
			Penalty: 0.00	03/31/2023
			Abatements: (0.00)	
			Payments: (0.00)	
			Amount Due: 2,634.87	NO BACK TAXES!

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2019	0.00	0.00	0.00	0.00	7.75%	1,805.08	0.00
2015	0.00	0.00	0.00	0.00	7.00%	1,394.09	0.00
2010	0.00	0.00	0.00	0.00	7.00%	1,464.22	0.00
Totals:	0.00	0.00	0.00	0.00		4,663.39	0.00

NO BACK TAXES

WAYNE COUNTY TREASURER / DEPUTY

signature

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

COM AT SE COR LOT 4 BLK 29 PLAT A THURBER TOWN SUR RUN TH N 70 FT TH W 62 FT TH S 70 FT TH E 62 FT TO PL OF BEG

BICKNELL TOWNSITE

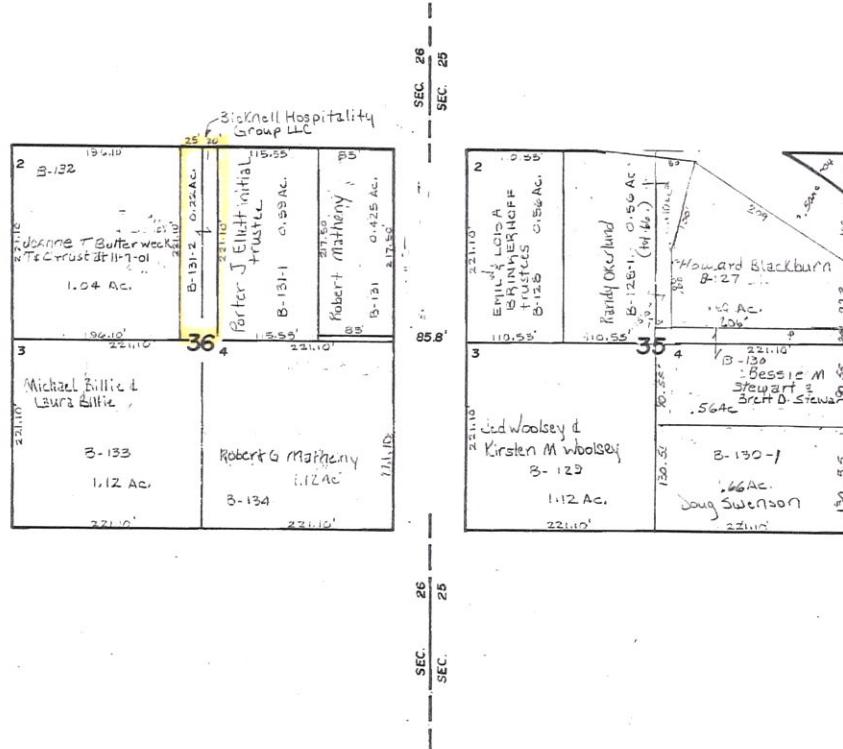
South Central Utah
Telephone Assoc.
B-109 3 0.014

1	221.16
	Russell Haleza d. Russell Haleza
	B-107
	1.12 Ac.
29	221.16
4	221.16
	Ruckrell Hospitality Group LLC
	B-110
	1.02 Ac.
	153.10
	B-111 Cecil L. Ruckrell Hospitality Group LLC
	10.42

2	Dwight & Company 110.55	0.55 Ac.	110.55	10.55	0.55 Ac.	10.55	10.55
30	State Fire & Life Trustee 110.55	0.55 Ac.	110.55	State Fire & Life Trustee 100	0.55 Ac.	100	100
1	TOWN OF THURSEN B-III	1.12 Ac.	1.12				

VISIONS INITIAL AND DATE NOTES U.S.T.C. PLAT DEPARTMENT Section 25 26 T 28 R 3E book pag
 approval Date WAYNE COUNTY, UTAH drawn by: DD date: 6/8/78 scale: 1=100'

BICKNELL TOWNSITE



REVISIONS	INITIAL AND DATE	NOTES	U. S. T. C. approval Date	PLAT DEPARTMENT	Section 25 26 T 28 R 3E	book page
				WAYNE COUNTY, UTAH		
					drawn by: DD	date: 6/8/78 scale: 1' = 100'