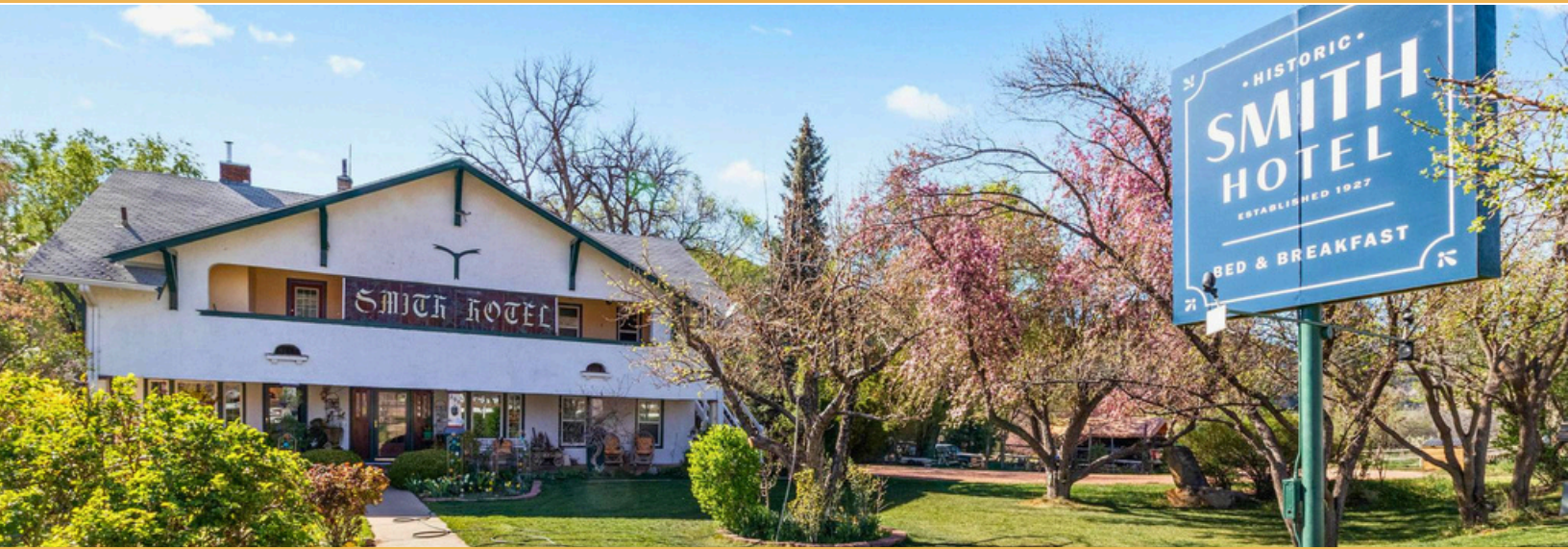


# 295 N MAIN STREET

GLENDALE, UTAH 84729

## HISTORIC SMITH HOTEL BED & BREAKFAST



### PROPERTY SUMMARY

Nestled in the quiet and scenic town of Glendale, Utah, the Historic Smith Hotel Bed & Breakfast presents a rare opportunity to own a character-rich, boutique hospitality asset in the heart of Southern Utah's tourism corridor. Originally built in 1927, this beautifully preserved three-story property blends timeless charm with modern guest comforts, offering an intimate and inviting retreat for travelers.

Situated on approximately 1.49 acres, the property features eight well-appointed guest rooms, each designed to provide a cozy and memorable stay. Guests enjoy a variety of amenities including private balconies, patios, and high-speed internet access, while the property maintains a peaceful, smoke-free environment.

The hotel benefits from ample on-site parking with a strong parking ratio, making it convenient for guests traveling through the region. Located along Main Street, the property offers accessibility while still maintaining a quiet, small-town atmosphere that appeals to tourists seeking a more personalized lodging experience.

Positioned within close proximity to some of Southern Utah's most sought-after outdoor destinations, this bed and breakfast is ideally suited to capture demand from travelers exploring national parks, hiking trails, and scenic byways. The surrounding area continues to see steady growth projections, further supporting long-term hospitality demand.

Whether operated as a traditional bed and breakfast, a boutique inn, or repositioned for a unique hospitality concept, the Historic Smith Hotel offers a compelling blend of history, charm, and upside potential in a highly desirable travel region.



**1.49 AC (±65,035 SF)**  
LAND AREA



**3,540 SF**  
BUILDING SIZE



**8**  
ROOMS



**3**  
STORIES



**Ample guest parking in gravel lot**  
PARKING



**1927**  
YEAR BUILT

**Trent Bright**  
Lead Agent

(435) 820-6801  
trent@apex-cre.com  
UT License: 7961776

**Tyler Carlisle**  
Listing Specialist

(801) 833-2817  
tyler@apex-cre.com  
UT License: 13435653-SA00

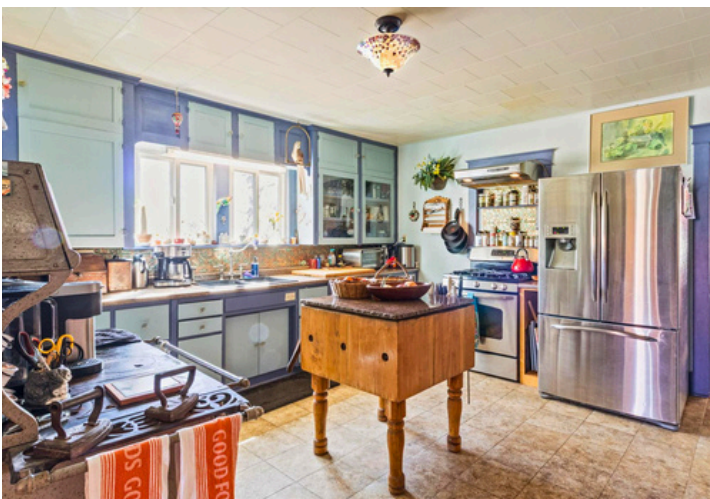
**Sheri Osborne**  
Buyer Specialist

(801) 884-8816  
sheri@apex-cre.com  
UT License: 223875-SA00

# APEX

**295** N Main  
Street

**HISTORIC SMITH HOTEL  
BED & BREAKFAST**



**Trent Bright**  
Lead Agent

(435) 820-6801  
trent@apex-cre.com  
UT License: 7961776

**Tyler Carlisle**  
Listing Specialist

(801) 833-2817  
tyler@apex-cre.com  
UT License: 13435653-SA00

**Sheri Osborne**  
Buyer Specialist

(801) 884-8816  
sheri@apex-cre.com  
UT License: 223875-SA00

**APEX**