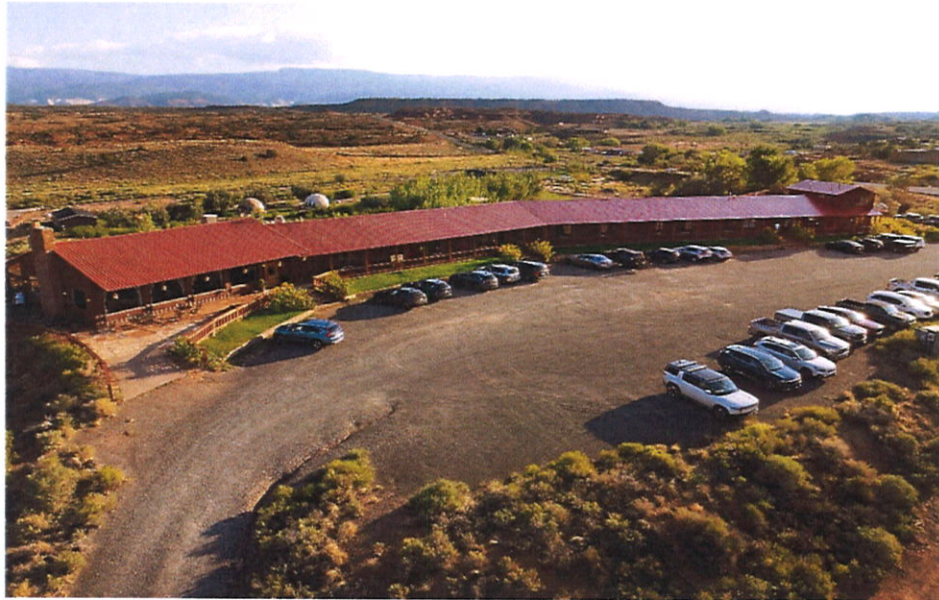


**THE RIMROCK INN & RESTAURANT
& PATIO
TORREY, UTAH**



The Rim Rock Inn and Restaurant, with its rich history, is part of the fabric of Torrey. Located close to the entrance of Capitol Reef National Park and near the heart of Torrey, it is gifted with amazing, inspirational views. The superb location attracts customers from every state and every country.

While the business functions very well with the Inn, Restaurant, cabins and another restaurant, The Patio, the possibility for expansion is substantial. All the buildings and equipment are in good repair and have been consistently maintained. This is an excellent opportunity to purchase a thriving, turn-key business in an extremely beautiful tourist spot.

OFFERED BY

BOULDER MOUNTAIN REALTY, INC

CATHY BAGLEY, BROKER – 435-691-5424

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LAND

The Rim Rock Inn & Restaurant sits on the highest spot of a triangular-shaped ten acres with 1189 feet of frontage on Highway 24, close to the entrance of Capitol Reef National Park. The views in every direction are stunning. They add immensely to the experience of visiting the Rim Rock, either for lodging or for the excellent window-filled restaurant.

There is plenty of excess land for expansion on the north, east and southeast sides of the property.

Torrey Town provides water for the entire property.



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REVISIONS					INITIAL		AND		DATE		NOTES	U.S.T.C. approval Date:	PLAT DEPARTMENT WAYNE COUNTY, UTAH	Section 5 T23SR 35		book page	
															drawn by: D.P.	date: 11-79	scale 1"=400'

BUILDINGS AND IMPROVEMENTS

INN

- Office and Innkeeper's apartment upstairs
- 19 Rooms - 9 kings, 6 have 2 queens, 4 have 2 double beds
- Laundry Room
- Storage Room
- Square Footage: 10,216 square feet
- Open March 24 to October 26
- Built in 1965. Consistently updated and maintained.

RESTAURANT

- Seats 100 inside
- Outside dining – 9 tables each seating 4
- Fully equipped kitchen
- Inside square footage: 1,604
- Open March 24 to October 26
- Attached to Inn
- 150 Parking Spaces



PATIO

- Casual Dining on Main Floor
- Seats 45 Inside and 150 Outside
- Pavilion and Fire Pit
- Ample Parking
- 3 Rooms Upstairs, 1 with kitchen
- 1453 square feet on main floor; 1453 square feet upstairs
- Built in early 1980's. Consistently updated and maintained

CABINS

- 7 Cabins, 4 kings, 3 with 2 queens
- 1 Cabin that is a duplex with 2 rooms that each have a single queen
- Each cabin has a deck
- 7 cabins - 400 square feet each; duplex cabin is 500 square feet
- Built in 2020
- 4 EV chargers

