



BUSINESS & BUILDING OPPORTUNITY! OUTLAWS ROOST

20 N UT-95 | HANKSVILLE, UTAH 84734

FOR SALE

Welcome to Outlaws Roost, where high-desert charm meets entrepreneurial potential. Nestled along UT-95 in Hanksville, Utah, just minutes from Capitol Reef National Park, this iconic property is more than a restaurant. It's a story, a brand, and a springboard for your next great venture. With over 800 five-star reviews, a full liquor license (the only one in town), and a reputation for serving the best burritos in the area, Aron "Lefty" Ralston himself wrote on the wall, "Your burritos are worthy of cutting my other arm off", the Roost is a beloved stop for travelers and locals alike.

**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION

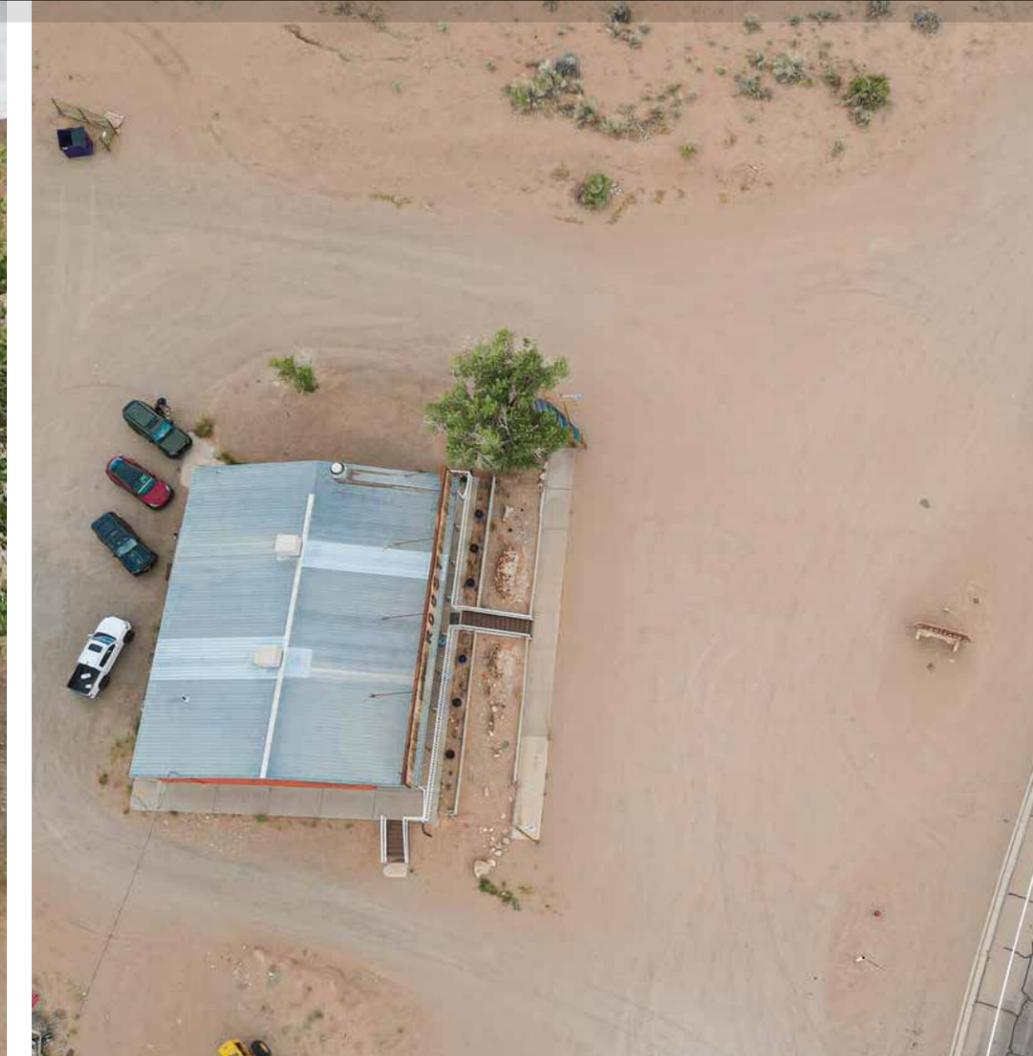
PROPERTY SPECIFICATIONS

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Building/Restaurant
 List Price \$425,000
 2904 Building SF
 Zoned Commercial
 Year Built 1986
 0.49 Acres

Key Features & Investment Potential

- **Turnkey Restaurant:**
Fully equipped, meticulously maintained, and ready to operate or lease.
- **Prime Location:**
High-visibility frontage on a major scenic byway, with steady seasonal traffic.
- **Live-Work Possibility:**
Full RV hookups behind the building allow for on-site living.
- **Expansion-Ready:**
Ample space for adding tiny homes to house staff or other creative ideas.
- **Multi-Use Vision:**
Ideal for a gift shop, ice cream parlor, bar, or hybrid concept that serves the needs of both tourists and the local community.



PROPERTY PHOTOS / DINING ROOM

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PROPERTY PHOTOS / KITCHEN

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PROPERTY PHOTOS / BACKROOMS & WALK-IN FREEZER

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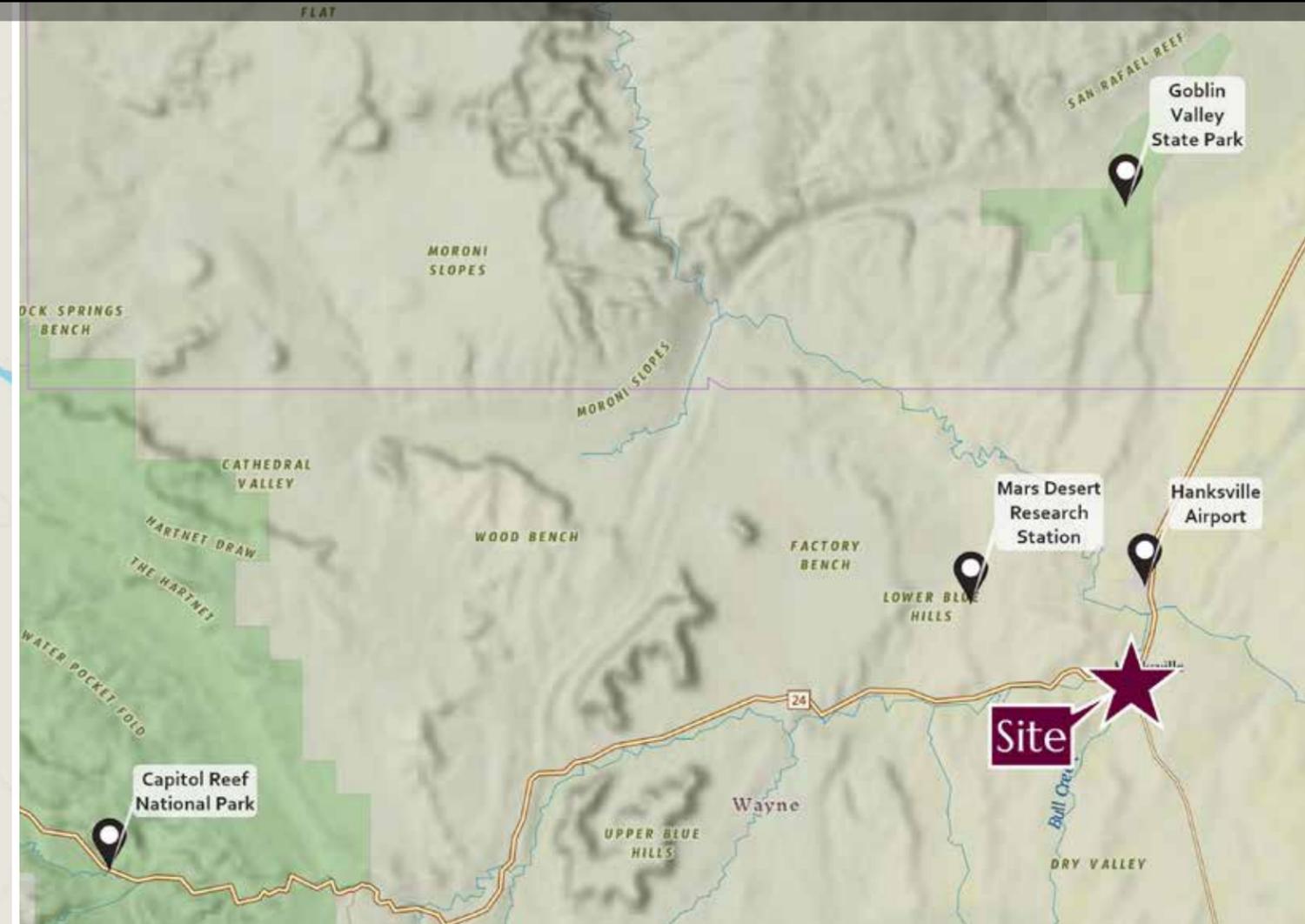
LOCATION / PARCEL MAP WITH ADT (Average Daily Traffic)

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LOCATION / OVERALL

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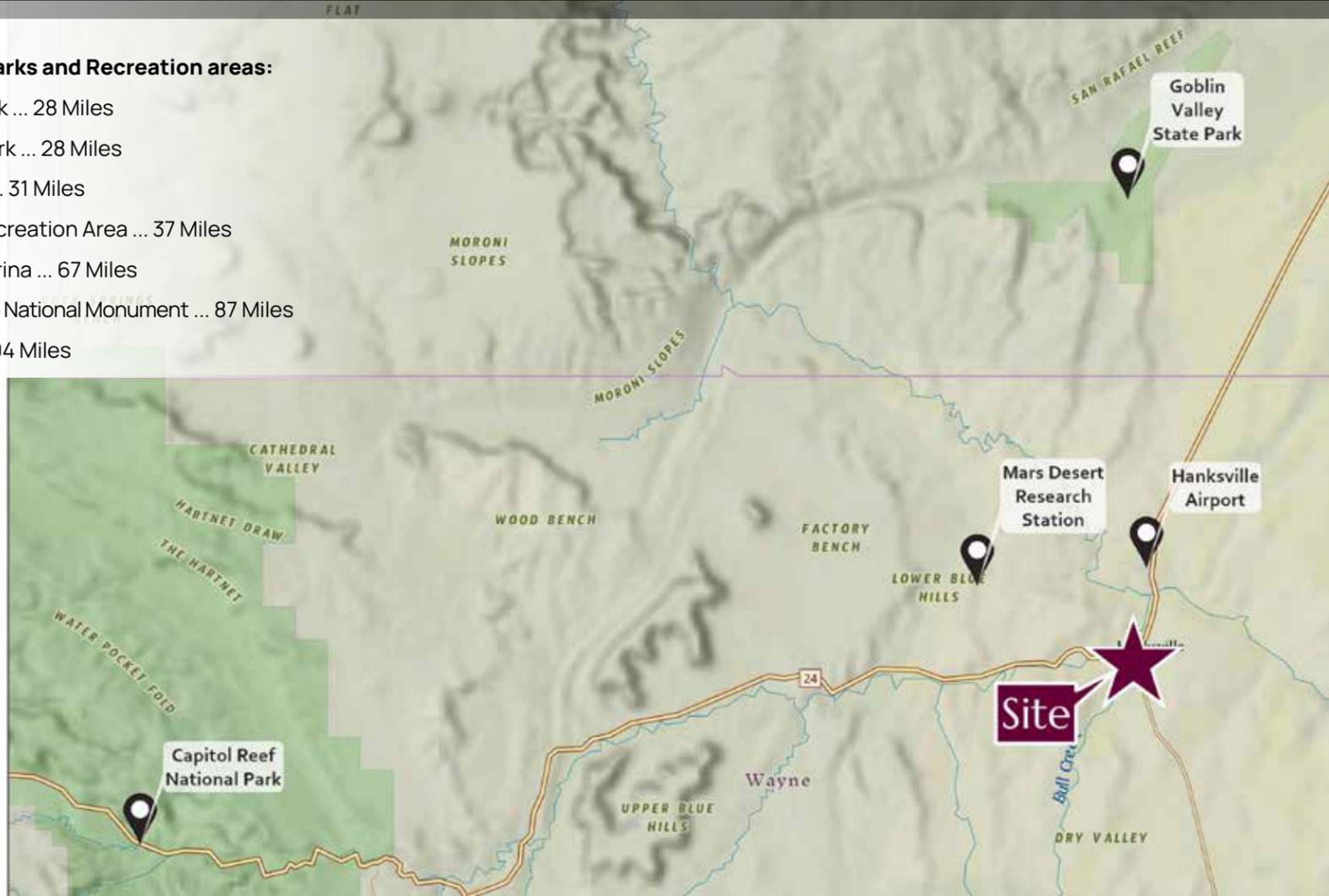


LOCATION / RECREATION

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Close to National/State Parks and Recreation areas:

- Capitol Reef National Park ... 28 Miles
- Canyonlands National Park ... 28 Miles
- Goblin Valley State Park ... 31 Miles
- Glen Canyon National Recreation Area ... 37 Miles
- Lake Powell - Bullfrog Marina ... 67 Miles
- Grand Staircase-Escalante National Monument ... 87 Miles
- Arches National Park ... 104 Miles



LOCATION / BUSINESS MAP

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CONTACT BRENDA FOR MORE INFORMATION OR TO ARRANGE A TOUR.



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