

145 N MAIN STREET

MANTI, UT 84642

23-Room Independent Hospitality Opportunity
Along Manti's Main Street / US-89 Corridor

APEX

kw SOUTH VALLEY
KELLERWILLIAMS



MANTI COUNTRY VILLAGE MOTEL

FOR SALE: CONTACT BROKER FOR PRICING



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Executive **Summary**

23-Room Independent Hospitality Opportunity Along
Manti's Main Street / US-89 Corridor



145 N Main Street

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MANTI, UT 84642

Manti Country Village Motel presents the opportunity to acquire an established 23-room independent economy motel positioned along Main Street in Manti, Utah. Situated on approximately 0.83 acres, the two-story property contains approximately 13,350 SF and features an exterior-corridor configuration. Originally opened in 1987, the motel remains operational and provides investors with flexibility for continued operation, renovation, or repositioning within the Sanpete Valley hospitality market.

The property benefits from direct positioning within Manti's primary commercial corridor and convenient access to U.S. Highway 89, the principal north-south route serving the Sanpete Valley. Nearby traffic counts reach approximately 8,700–8,800 vehicles per day, while the surrounding one-mile population is projected to grow 6.69% from 2025 through 2030.



23
ROOMS



13,350 SF
BUILDING SIZE



0.83 AC
LAND AREA



1987
YEAR BUILT



INDEPENDENT
OPERATION TYPE



±8,700 VPD
TRAFFIC



US-89
HIGHWAY ACCESS

145 N Main Street

MANTI, UT 84642

INVESTMENT HIGHLIGHTS

23-room independent economy property operating in the Manti hospitality market since 1987.

Approximately 13,350 SF of improvements situated on a ±0.83-acre / 36,155 SF commercial-zoned parcel.

Independent operation provides flexibility for renovation, updated branding, operating enhancements, or continued independent ownership without an existing national franchise requirement.

CoStar projects one-mile population growth of 6.69% and household growth of 7.31% between 2025 and 2030.

The Utah North Area reported trailing-12-month occupancy of 55.3%, ADR of approximately \$118.78, and RevPAR of \$65.65, providing market benchmarks for future operating strategy.

LOCATION HIGHLIGHTS

Located along Manti's primary commercial corridor with convenient access to U.S. Highway 89 and surrounding Sanpete Valley communities.

Traffic counts reach approximately 8,703 VPD within ±0.50 mile and 8,763 VPD approximately 1.02 miles from the property.

The historic Manti Utah Temple is located at 93 E 400 N in Manti, placing one of the community's signature landmarks close to the motel.

Snow College's main Ephraim campus is located at 150 College Avenue in neighboring Ephraim, adding educational, athletic, arts, visitor, and institutional activity to the broader Sanpete Valley lodging base.

Manti provides access to the Manti-La Sal National Forest and Arapeen Trail System, supporting seasonal demand related to OHV recreation, hiking, hunting, fishing, camping, and mountain activities.

Palisade State Park provides golf, camping, fishing, paddling, hiking, and OHV access within the broader Manti/Sanpete visitor market.



Property **Photos**

23-Room Independent Hospitality Opportunity Along
Manti's Main Street / US-89 Corridor



145 N Main Street





Investment Overview

Strategically positioned along Main Street in Manti, Utah, Manti Country Village Motel is an established 23-room independent economy motel situated on approximately 0.83 acres. The two-story, $\pm 13,350$ SF property has operated since 1987 and exterior-corridor lodging providing a distinctive hospitality offering within the Sanpete Valley market.

The property offers an investor the flexibility to maintain its independent operation while pursuing renovations, operational improvements, updated branding, or broader repositioning strategies. Its Main Street location, access to US-89, proximity to regional recreation and institutional demand generators, and projected local population and household growth provide a foundation for continued hospitality use.



APEX

kw SOUTH VALLEY
KELLER WILLIAMS



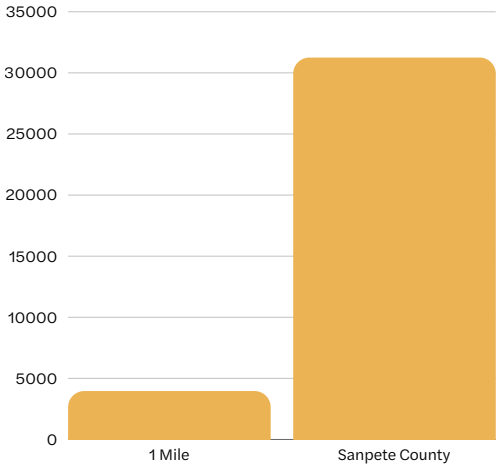
Demographics & Traffic Count

23-Room Independent Hospitality Opportunity Along
Manti's Main Street / US-89 Corridor



145 N Main Street

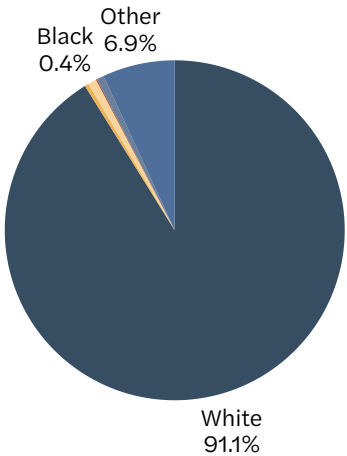
2025 Population



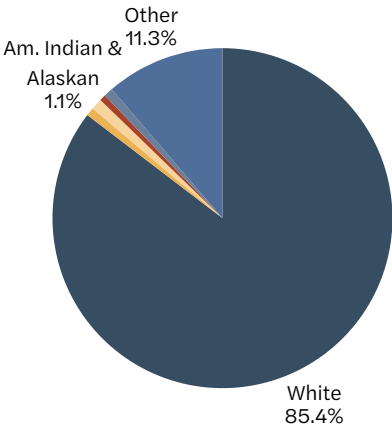
Geography	Population
1 Mile	3,963
Sanpete County	31,253

2025 Population by Ethnic Group

2025 Population - 1 Mile



Sanpete County



Demographic Report

Household Metric	1 Mile	Sanpete County
Growth 2020–2025	12.27%	10.47%
Growth 2025–2030	7.31%	7.00%
Owner Occupied	982 / 77.20%	7,057 / 76.10%
Renter Occupied	290 / 22.80%	2,216 / 23.90%



2025 Avg Household Income

1 Mile: \$63,437 | Sanpete County: \$70,135



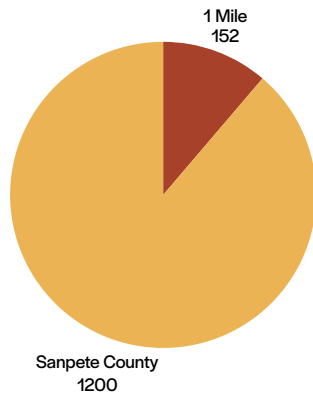
2025 Median Age

1 Mile: 34.80 | Sanpete County: 34.00

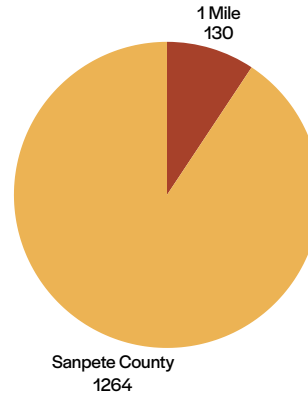
2025 Households by HH Income

1 Mile: 1,272 | Sanpete County: 9,273

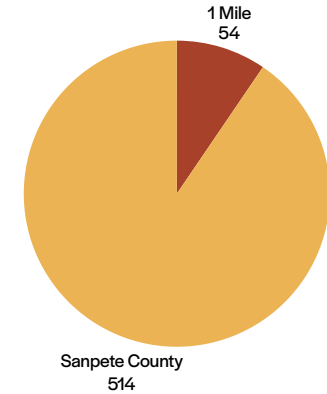
Less than \$25,000



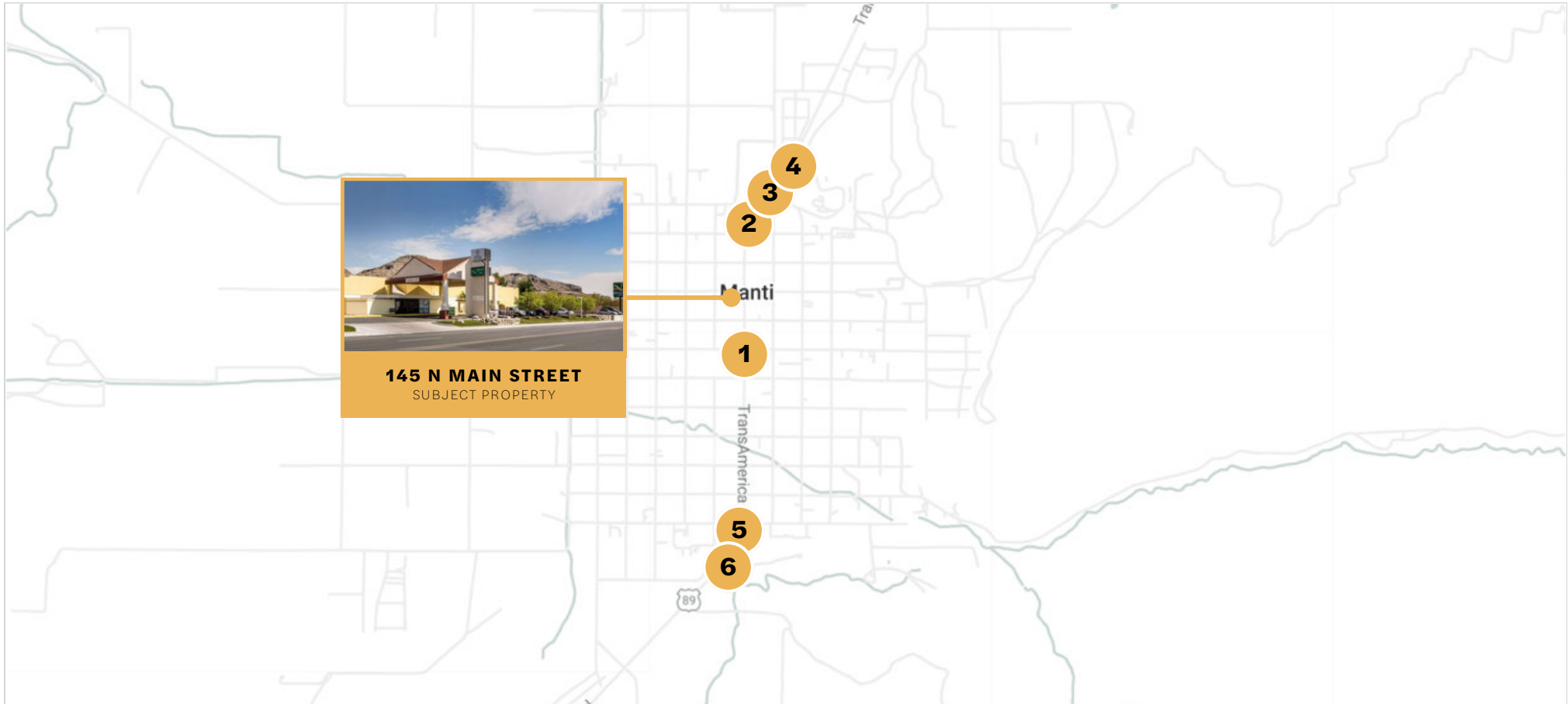
\$75,000 - \$100,000



More than \$200,000



2025 Households by Household Income	1 Mile	%	Sanpete County	%
Income: <\$25K	152	11.95%	1,200	12.94%
Income: \$25K–\$50K	330	25.94%	1,813	19.55%
Income: \$50K–\$75K	302	23.74%	2,047	22.07%
Income: \$75K–\$100K	130	10.22%	1,264	13.63%
Income: \$100K–\$125K	114	8.96%	842	9.08%
Income: \$125K–\$150K	68	5.35%	799	8.62%
Income: \$150K–\$200K	122	9.59%	794	8.56%
Income: \$200K+	54	4.25%	514	5.54%



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	South Main Street	W Union St	0.01 N	2026	3,789	MPSI	0.17
2	Main Street	Main Street	0.04 NE	2026	4,318	MPSI	0.34
3	Main Street	Highway 89	0.00 NE	2026	7,198	MPSI	0.39
4	Highway 89	Highway 89	0.03 SW	2026	8,703	MPSI	0.50
5	Main Street	Main Street	0.01 N	2026	4,467	MPSI	0.79
6	Highway 89	Main Street	0.04 NE	2026	4,538	MPSI	0.87



Location **Overview**

23-Room Independent Hospitality Opportunity Along
Manti's Main Street / US-89 Corridor



145 N Main Street

Manti, Utah



Manti serves as the county seat of Sanpete County and combines local government, education, agriculture, commercial services, heritage tourism, and recreation within a centrally located Utah community. The 2020 Census recorded 3,429 residents in Manti, while CoStar estimates approximately 3,963 residents within one mile of the property in 2025.

The city benefits from its position along Highway 89 and from nearby regional institutions and visitor destinations. Snow College in neighboring Ephraim serves a six-county area and functions as an educational, athletic, cultural, and employment anchor for Central Utah. Manti's historic temple, heritage resources, annual and seasonal activities, and immediate access to the Manti-La Sal National Forest further contribute to the area's visitor economy.



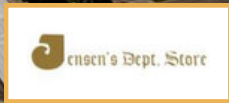
Highway Access



4,318
MPSP



MANTI CITY
LIBRARY

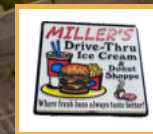


145 N MAIN STREET
SUBJECT PROPERTY

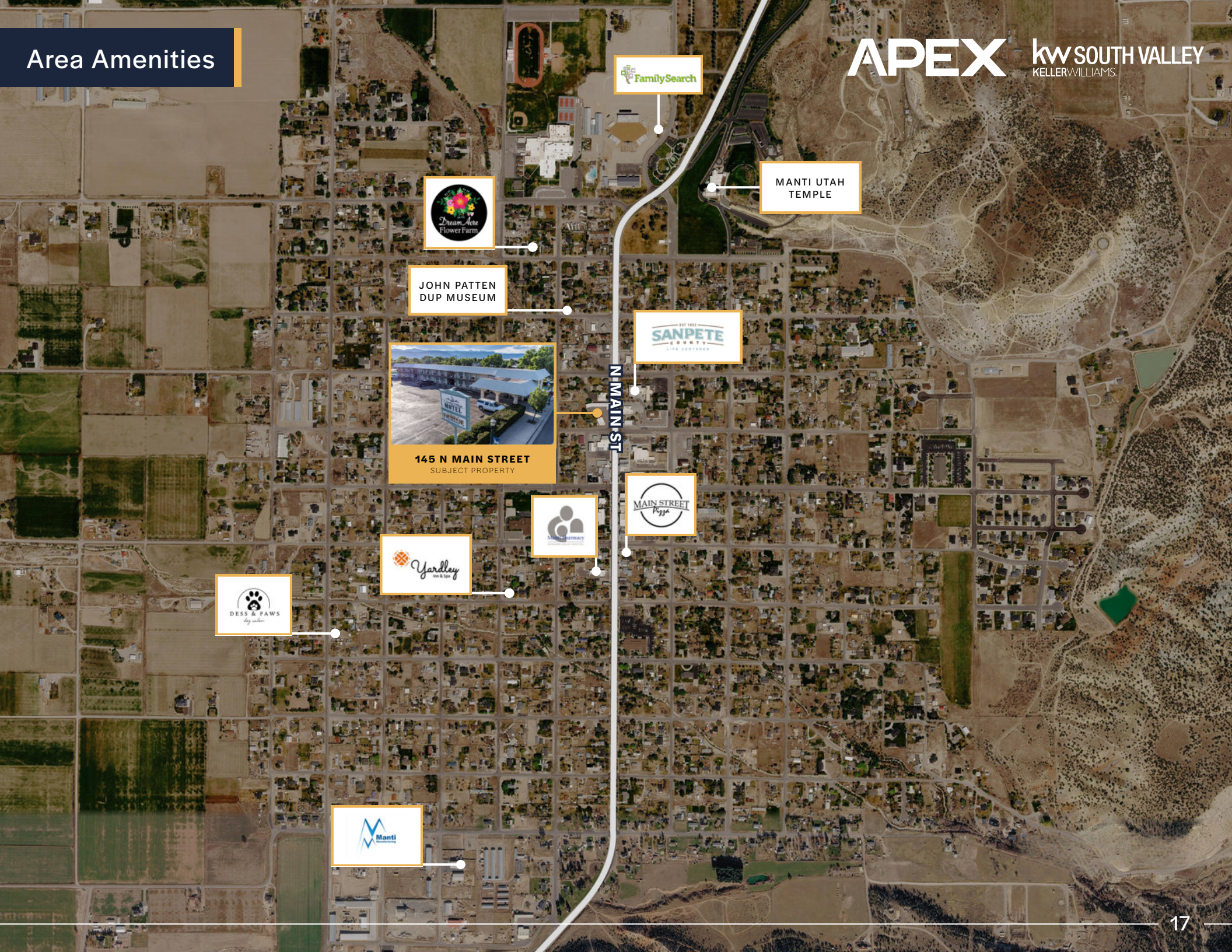
STERLING
TOWN HALL



N MAIN
ST



Area Amenities



FamilySearch

MANTI UTAH
TEMPLE



JOHN PATTEN
DUP MUSEUM



145 N MAIN STREET
SUBJECT PROPERTY

EST 1902
SANPETE
COUNTY
LIFE CENTER

N MAIN ST



Manti is the Sanpete County seat and the county's oldest community, originally settled in 1849. Its historic core, government functions and location along U.S. Highway 89 establish the city as an important civic and service center for the surrounding Sanpete Valley. Recent city planning materials estimate Manti's population at approximately 3,924 residents and cite continued residential growth and development activity.

Tourism and recreation complement the community's year-round economic base. Manti and the surrounding valley provide access to the historic Manti Utah Temple, cultural and pioneer heritage sites, Palisade State Park, scenic drives, mountain biking, OHV riding, snowmobiling and the Manti-La Sal National Forest.



Manti is positioned along U.S. Highway 89 in central Utah's Sanpete Valley, serving as the Sanpete County seat and a regional center for government, commerce, heritage tourism, and outdoor recreation. The motel's Main Street location places it directly within the community's principal commercial corridor while providing convenient north-south access to Ephraim, Snow College, and other Sanpete Valley communities.

The region combines historic and institutional visitation with a substantial outdoor recreation offering. The Manti Utah Temple is one of the valley's defining landmarks, while the nearby Manti-La Sal National Forest supports hiking, fishing, camping, mountain biking, OHV use, and other year-round outdoor pursuits. Sanpete Valley is also promoted as part of Utah's Heritage Highway 89 / Mormon Pioneer National Heritage Area, strengthening Manti's role as a stop for heritage and scenic-drive tourism.

Spring City

Historic community known for its preserved pioneer-era buildings and scenic mountain setting.

Manti-La Sal National Forest

Expansive mountain landscape offering hiking, camping, wildlife viewing, and seasonal recreation.

Palisade State Park

Situated to the south, this world-class destination is a mecca for mountain bikers seeking technical slickrock trails and panoramic 360-degree desert views.



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