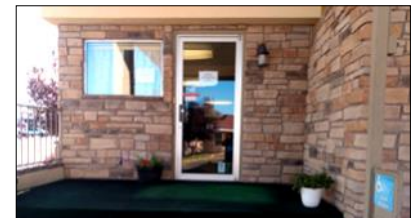
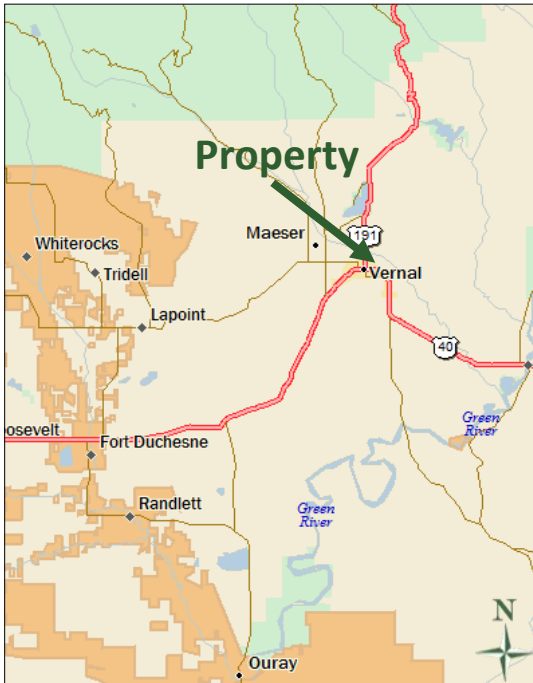


NEW LISTING

See more information at www.hciutah.com

Econostay Hotel

50-Room Hotel located at 311 East Main Street, Vernal, Uintah County, Utah



EXECUTIVE SUMMARY:

List Price: \$2,200,000

Mike Nelson | Amy Fromm

801-482-7565 | mike@hciutah.com

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial.

- 50-Room hotel located at 311 E Main St, Vernal, Uintah County, Utah
- Room mix: king bed: 17, double queen: 24, handicap king: 1, triple queen: 1, single queen: 1, handicap double queen: 1, smoking king: 3, smoking double queen: 2 (26 rooms have kitchenette cook-tops)
- Amenities include mini-fridge, sink, microwave, manager suite apartment, lobby, playground, picnic area, and breakfast area
- 2022 numbers: \$337,094 total income, \$162,485 total profit
- 2023 projections: \$372,498 total income, \$176,556 total profit
- Zoned CC1 under the jurisdiction of Vernal City
- Uintah County parcel #05020091, Taxes 2022: \$6,482
- Previously operated as an EconoLodge branded hotel (sign still up)
- Agent must be present for all showings
- Horizon Hotel in Vernal also owned by Seller and offered for sale



Highland Commercial, Inc.

2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

www.hciutah.com



US Highway 40

ECONOSTAY INCOME & EXPENSE

	2022	2023 PROFORMA
INCOME:	\$337,094.00	\$372,498.08
EXPENSES:		
PROPERTY TAX	\$6,482.00	\$6,482.00
UTILITIES	\$69,920.00	\$77,263.51
SUPPLIES & MAINTENANCE	\$2,656.00	\$2,934.95
MANAGEMENT & EMPLOYEE EXPENSE	\$71,095.00	\$82,237.00
HOTEL TAX - REMITTED QUARTERLY	\$16,456.00	\$18,184.33
ADVERTIZING/3RD PARTY BOOKING	\$8,000.00	\$8,840.22
TOTAL EXPENSES	\$174,609.00	\$195,942.01
TOTAL PROFIT	\$162,485.00	\$176,556.07







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