



FOR SALE

Hotel 191

1075 S Main Street
Moab, UT 84532

±8,638 SF
11 Room Hospitality Property

Property Specs

SALE PRICE	\$2,500,000
TOTAL AVAILABLE	±8,638 SF
LOT SIZE	±0.42 Ac
ZONING	Highway Commercial
YEAR BUILT/RENOVATED	1966/2023
TYPE	Retail Hotel/Motel
TAX ID	7-26S-22E
PARCEL ID	01-0JRS-0002

- 11 room motel.
- Located in on Highway 191 in downtown Moab.
- Large guest rooms with unique design.
- Plenty of parking for guest with off road toys.
- Conveniently located close to Arches and Canyonland National Parks
- Call agents for financial information and showing instructions.

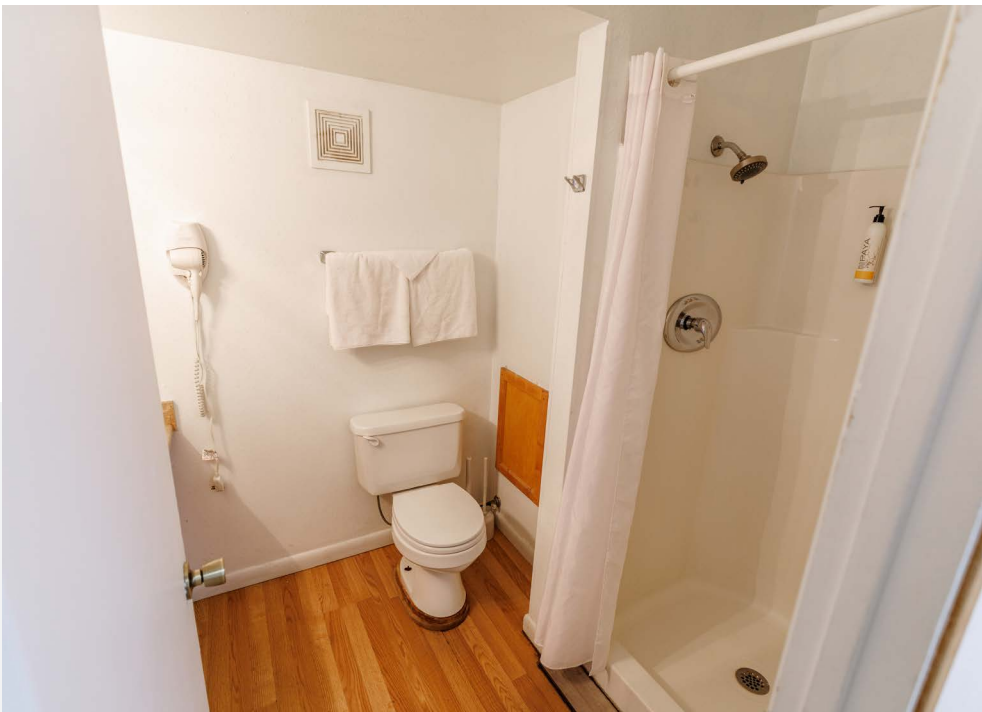
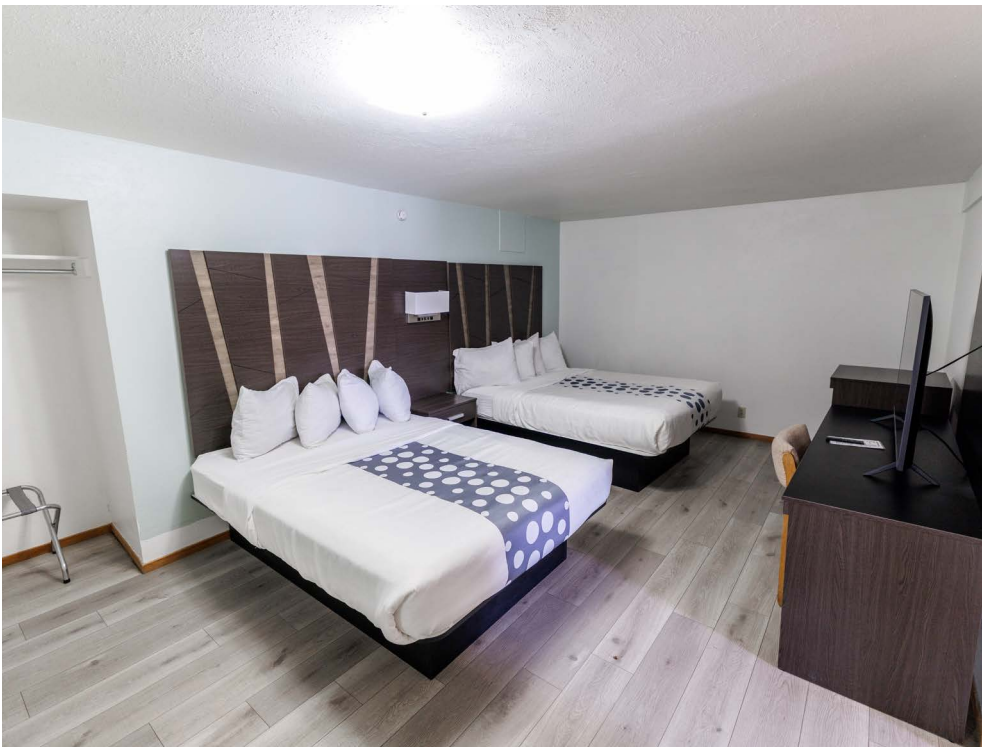


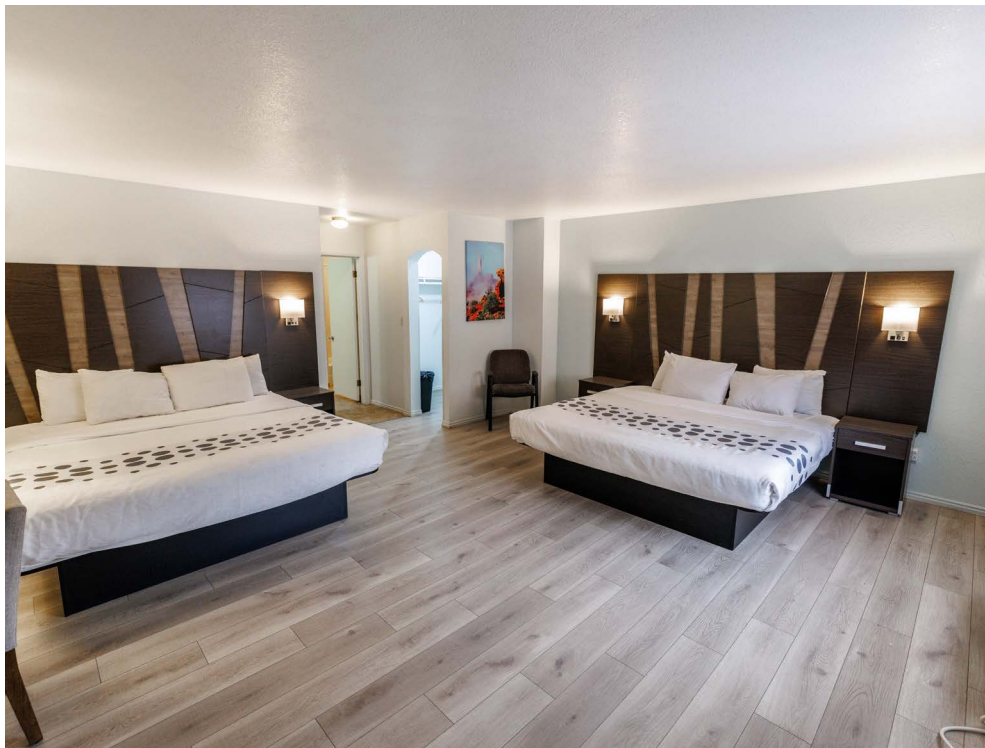
OR TEXT 23867 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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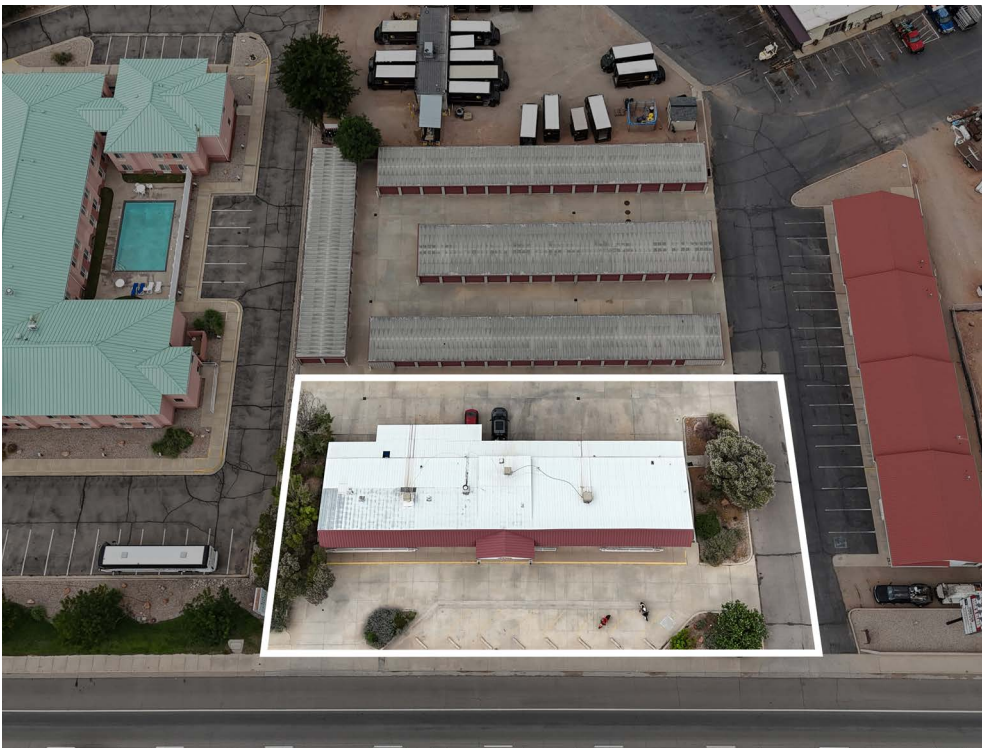
PHOTOS





PHOTOS





PHOTOS



AREA MAP

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport



TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

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