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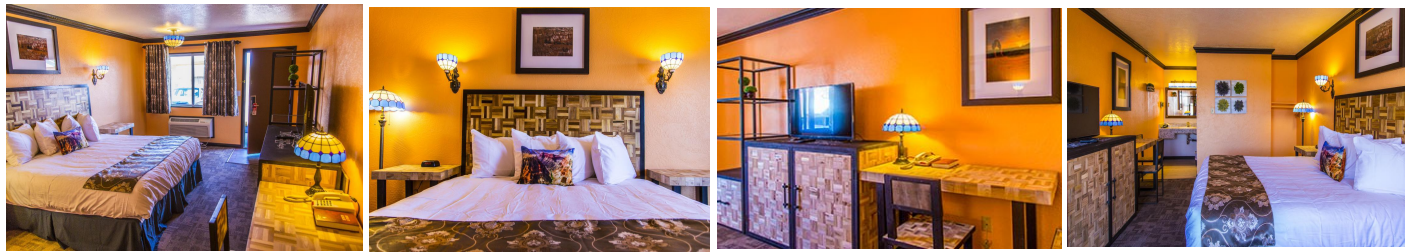
Mountain View Lodge, Parowan, Utah - \$2,500,000

625 W 200 S, Parowan, UT 84761

This 44-room independent hotel is the largest lodging facility in Parowan, conveniently accessible from the I-15 highway with a gas station at the I-15 exit. The current owner has put in more than \$700,000 in renovation since the purchase in 2015. There is a nice restaurant in the reception building and a grand event function banquet room upstairs. The restaurant operation is backed by a full size commercial kitchen. There are 7 staff-member rooms for hotel and restaurant employees to sleep, in addition to the manager's office with CCTV monitoring web cams. The highly ranked property is in a great condition with a profitable business operation for both the hotel and the restaurant.



The guest rooms are comfortable with modern furniture and decorations. Free WiFi is available throughout the property. A serviced complimentary breakfast is available for the guests. There is also an indoor swimming pool with a Jacuzzi in a standalone building on the property. An empty lot of equal size on site could be used for future expansion. Currently it provides space for additional truck, RV or SUV parking. There is also a supermarket right across the street.



At over 5,000 ft elevation, the Southern Utah pioneer town Parowan is located at the foothill and acts as the gateway to the famous Brian Head Ski Resort which is the closest ski resort near Las Vegas and the 10,000-ft elevation Cedar Breaks National Monument is only 20 minute smooth drive up the hill. During the summer, Parowan is also a spring board for tourists that plan to visit either Bryce Canyon National Park or Zion National Park or both. Cedar City 20 minutes to the south is the site of Southern Utah University and the city hosts the well-known Shakespeare Festival every summer. Together with the local summer activities held at the county fairground, Parowan uniquely draws tourists year round. In addition, by being halfway between Southern California and Yellow Stone National Park, Parowan makes a great overnight stopping place for tour buses. The nearby Parowan Gap with interesting ancient petroglyphs and dinosaur footprints is also a popular tourist attraction on it own. There is a lot of growth potential.

