

 **vantage**  
REAL ESTATE





VACANCY

Canyon's Lodge

VACANCY

FRONT DECK



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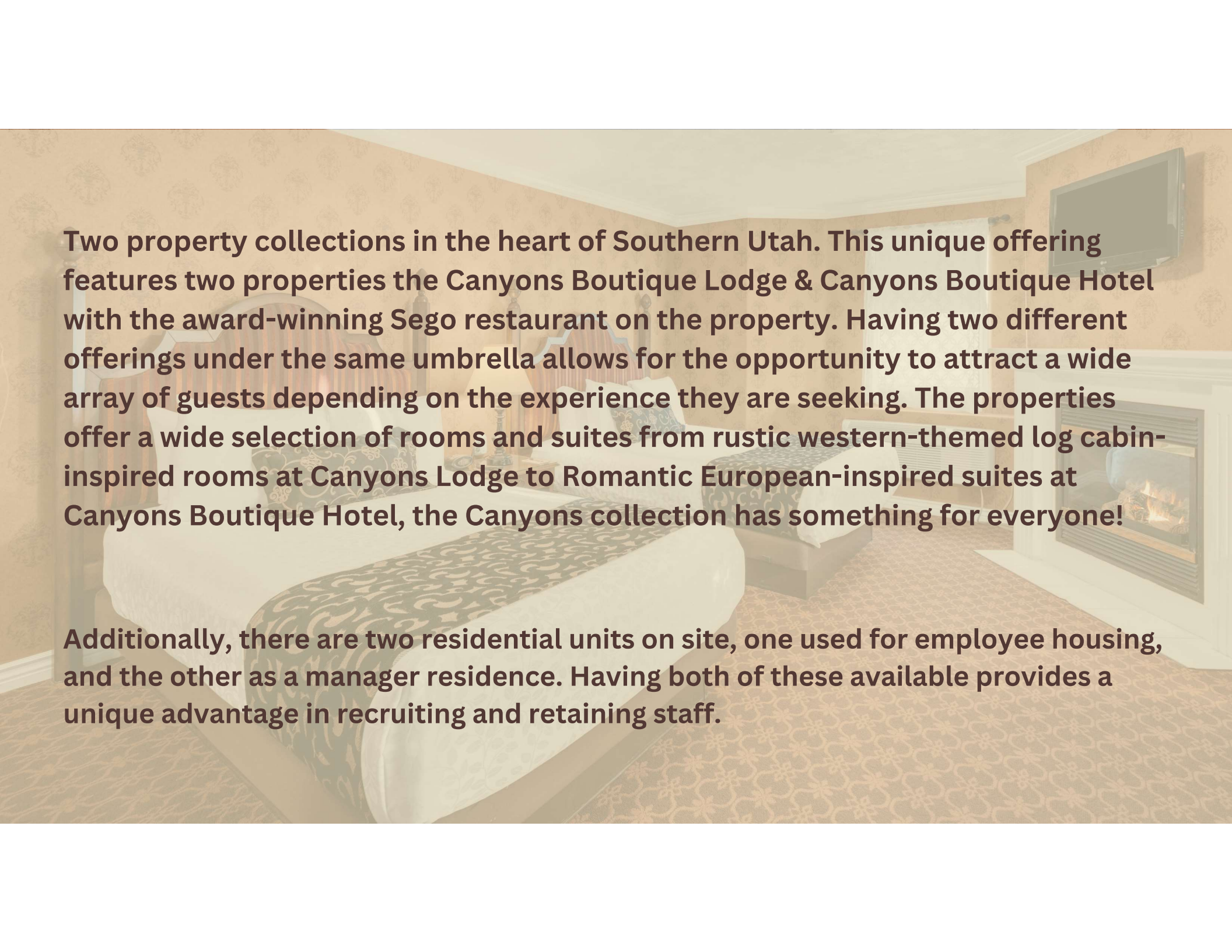
**Surrounding Area**

**Contact**



Canyons  
HOTEL

sequoia  
RESTAURANT

A photograph of a hotel room with two beds, a fireplace, and a TV. The room has a warm, orange-toned wall and a patterned carpet. The beds are made with white linens and patterned runners. A fireplace with a white mantel is visible on the right wall, and a flat-screen TV is mounted above it. A window with white curtains is in the background.

**Two property collections in the heart of Southern Utah. This unique offering features two properties the Canyons Boutique Lodge & Canyons Boutique Hotel with the award-winning Segó restaurant on the property. Having two different offerings under the same umbrella allows for the opportunity to attract a wide array of guests depending on the experience they are seeking. The properties offer a wide selection of rooms and suites from rustic western-themed log cabin-inspired rooms at Canyons Lodge to Romantic European-inspired suites at Canyons Boutique Hotel, the Canyons collection has something for everyone!**

**Additionally, there are two residential units on site, one used for employee housing, and the other as a manager residence. Having both of these available provides a unique advantage in recruiting and retaining staff.**



**Canyons**  
Boutique  
Hotel

Looking to stay somewhere special while touring southern Utah? Add something extraordinary to your stay by spending a night at Kanab's Canyons Boutique Hotel! As Kanab's only boutique-style hotel, the Canyons Boutique Hotel features all of the amenities of a large hotel chain, delivered in a more intimate setting. Our beautiful hotel boasts well-appointed luxurious rooms, free high-speed internet, flat-screen TV's in every room. We offer full hot and cold breakfast options every morning for an additional fee. You can also take advantage of our free parking.



  
Canyons Lodge

Located at the base of Kanab's towering red cliffs on highway 89, our top-rated hotel features Wi-Fi, an ice machine, a firepit, a relaxing lawn area, a seasonal outdoor heated pool, DirectTV, refrigerators, microwaves, and a Keurig in all rooms. We offer room choices for everyone, from our "Cozy" sized single queen rooms, large double-queens, or our plush king rooms.



Canyon's Lodge

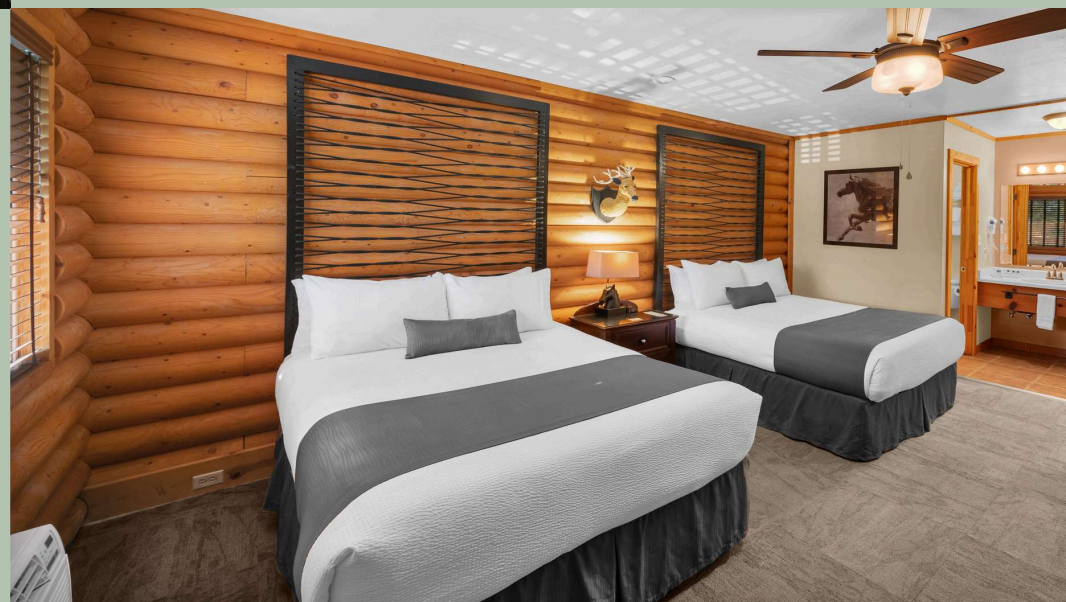
VACANCY



**All financial, occupancy, and marketing reports are readily available and accessed via a secure online hosting site. A Non-Disclosure Agreement is required to gain access.**

**Please get in touch with the listing agent for details.**





# sego

RESTAURANT



SEGO SERVES DINERS A SELECTION OF REGIONAL NEW AMERICAN CUISINE FOCUSING ON WHAT MAKES THIS COUNTRY UNIQUE AND ECLECTIC. FROM COAST TO COAST, THE USA HAS SOME OF THE FINEST WORLD CUISINE AND WE HONOR THAT MELTING POT THROUGH OUR SOCIAL PLATES DINING CONCEPT IN ONE OF THE UNITED STATES' MOST STUNNING LOCATIONS.

Ideally situated on the southern border of Utah and Arizona, Sego is located within the city of Kanab; a world-famous basecamp for adventure seekers and nature lovers just 3 hours from Las Vegas. It is ideally located among Vermillion Cliffs National Monument, Bryce Canyon National Park, the Grand Canyon (North Rim), Zion National Park, & Lake Powell. Other nearby attractions include Grand Staircase Escalante National Monument, Coral Pink Sand Dunes National Park, the privately owned Moqui Cave, and the largest animal Sanctuary in the United States; Best Friends Animal Society.





# Zion's East Side Visitor Center

More than just a building, the new visitor center will become a regional home for new trails, new experiences, next-gen learning, and a central transit hub with green shuttles transporting visitors around the southwest desert. With your donations to this project, the next round of fundraising will complete interior displays, parking lots, restroom facilities, interpretive signs, park museum exhibits, and the high-tech equipment needed to make sure the park's new theater is ready to share information about Zion with the world. The 17.7 acre site was donated by the McLaws family who see the gift as an inspiration to the next century of park planning.



**ZION NATL PARK  
FOREVER PROJECT**

# Kanab, UT









37.0475° N, 112.5263° W

A charming western town where you'll find an incredible array of red rock trails, slot canyons, high mountain forests, and just the hike you've been looking for. Nestled in the middle of the greatest concentration of natural wonders including Zion, Bryce Canyon, and Grand Canyon national parks, Lake Powell, five national monuments, and two state parks - Kanab makes the perfect basecamp for adventure, any time of year. Come, stay awhile, let the red rock dirt get in your shoes and in your heart. The magical beauty of this unspoiled region will stay with you forever.









**The  
Ultimate  
Basecamp  
to  
Southern  
Utah  
&  
Northern  
Arizona!**

-  **Zion National Park - 34 Minutes!**
-  **Grand Staircase National Monument - 16 Minutes!**
-  **Best Friends Animal Sanctuary - 10 Minutes!**
-  **Coral Pink Sandunes Utah State Park - 20 Minutes!**
-  **Lake Powell - 1.2 Hours**
-  **Marble Canyon - 1.2 Hours**
-  **Bryce Canyon National Park - 1.5 Hours**
-  **Grand Canyon North Rim - 1.5 Hours**

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**Airports**

-  **St.George Regional Airport (SGU) - 1.5 hours (Daily direct flights to Salt Lake City, Denver, Dallas, and Phoenix)**
-  **Las Vegas Harry Reid International Airport (LAS) - 3.2 Hours**
-  **Salt Lake City International Airport (SLC) - 4.5 Hours**
-  **Kanab Regional Airport - Private Aircraft - 10 minutes.**



**North Rim Grand Canyon**



**Bryce Canyon**



**Coral Pink Sand Dunes**



**Lake Powell**



Best  
Friends  
Animal  
Sanctuary

OPEN 8-5 | VISIT, VOLUNTEER, ADOPT  
BESTFRIENDS.ORG



# BEST FRIENDS ANIMAL SOCIETY

Located just five miles north of Kanab in beautiful Angel Canyon is America's largest and most extraordinary animal sanctuary—the well-named “Best Friends Animal Sanctuary.” About 1,700 rescue animals live in thoughtfully designed communities like Horse Haven, Dogtown, Cat World, Piggy Paradise, Bunny House, Parrot Garden and Wild Friends.

Surrounded by the spectacular beauty of their new environment, animals that are ill, neglected, lost or abused finally find a happy new healing refuge and plenty of TLC. So much more than just a shelter, this 3,700-acre innovative sanctuary provides the lifesaving care needed to help each and every animal thrive.

Once their needs have been met, most of these animals are adopted by loving families; others will spend the rest of their lives here. Their touching stories have become the magical history of this special place.

Visitors are welcome year-round; Best Friends Animal Society offers free daily tours of the sanctuary four times a day. Be prepared for a happy encounter with grinning dogs and sassy cats; all the animals here are enjoying a second chance at the good life they deserve. Any volunteer work you or your family would like to do to help save these animals is greatly appreciated.

Save some time in your schedule to stop by the Best Friends Visitor Center, located in the heart of Kanab, to learn more about this unique sanctuary and how the rescue group operating it promotes animal welfare on a local and national level.

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Excellence in Boutique Hospitality Development

# Crafting Luxury Destinations



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DEVELOPMENT



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