

The Chappell Team

is pleased to offer the following exclusive listing:

FOR
SALE

Lake Powell Resort

276 Ticaboo Rd | Ticaboo, UT 84533



Click For More



- **Ticaboo Resort** - 8 miles from Lake Powell/Bull Frog
- 38,900 SF **Motel**
- 5,800 SF **Restaurant**
- 6,400 SF **Marine Repair Shop**
- 538 Space **Boat Storage Facility**
- 5,200 SF **C-Store / Gas Station**
- 2009 Appraisal Valued at:
 - “As Is” Fee Simple \$2,540,000
 - “As Is” Leasehold Value \$2,250,000
 - Contributory Value of FF&E \$ 120,000
- All Buildings Vacant - Not ADA Equiped
- Land Sits on a SITLA Ground Lease - Can Be Purchased
- Property Sold “As Is” - Buyer to Verify

Ticaboo Resort
on 36.63 Acres

\$ 990,000

Click For More Info

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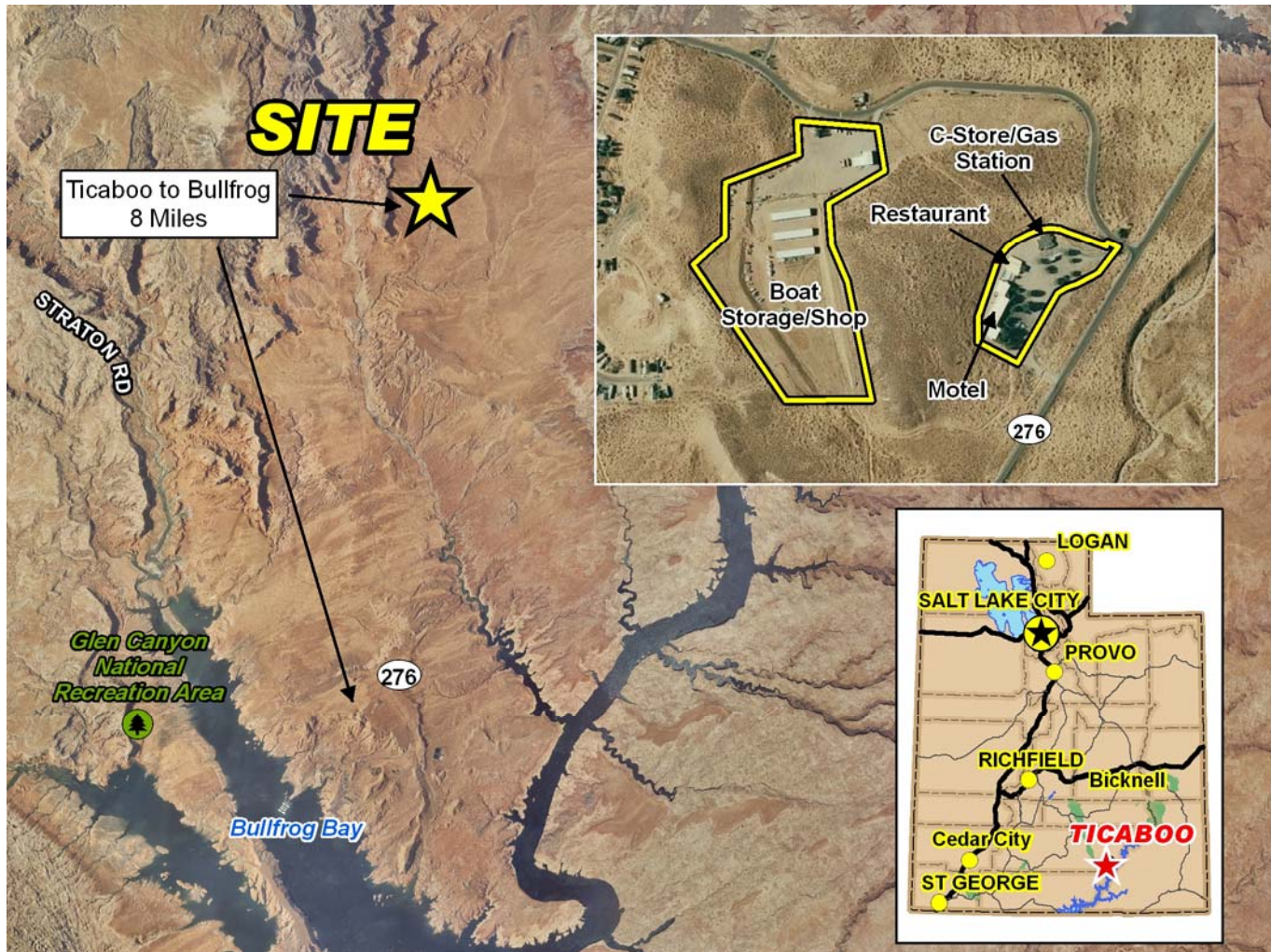
243 E St George Blvd Suite 200 | St George UT | office 435 628 1609 | toll free 888 316 1609 | www.nautahsouth.com

The information contained herein has been provided by sources deemed reliable, with no reason to doubt its accuracy, but is not guaranteed. All information should be verified prior to purchase or lease.

NAI# 5758

Location Map

Lake Powell Resort



GPS: Latitude: 37.6253609

Longitude: -110.2355647

Executive Summary

Lake Powell Resort



Type of Property:	Vacant 70 room motel, convenience store/gas station/ restaurant/lounge, & leased boat storage, boat repair shop	
Location:	Southwest corner of Highway 276 and Ticaboo Road, Ticaboo, Garfield county, UT 84533	
Current Owner of Record:	Ground Lease Buildings	State of Utah Purchase Possible Uranium One Ticaboo, Inc.
Interest Appraised:	Fee Simple and leasehold Interest	
Assessor's Parcel Number(s):	N/A	
Site Area:	36.63 Acres (SITLA Land Lease Agreement) Land purchase may be possible.	
Building Area:	70 Room Motel Restaurant C-Store/Gas Station Boat Storage & Repair Shop	38,900 SF 5,800 SF 5,200 SF 6,400 SF & 538 Spaces
Public Utilities:	All utilities are to all site locations.	
Flood Zone:	Flood Zone C, areas of minimal flooding-see appraisal	
Environmental Hazards:	Propane tanks and underground gasoline storage tanks are on the site, but no leakage or contamination was noted in 01/07/2009 appraisal	
Special ADA Consideration:	None	
Easements:	No atypical easements noted	
Zoning:	Commercial and Residential, Garfield County	
Highest and Best Use:	Tourist related commercial use	
2009 Appraisal Value:	"As Is" Fee Simple "As Is" Leasehold Value	\$2,540,000 \$2,250,000

Complete appraisal available upon signing Non-Disclosure Agreement.

2010 Annual Ticaboo Road Traffic Count 112,420

Photos

Lake Powell Resort

