

ECONO LODGE SALINA, UT

1225 S STATE ST | SALINA, UT 84654



APEX 
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

Nestled in the heart of Utah, the Econo Lodge Salina presents a compelling investment opportunity, combining a stabilized hospitality asset with recent renovations and multiple revenue streams. Positioned strategically off I-70, this well-maintained property caters to a diverse mix of travelers, including outdoor enthusiasts, business professionals, and long-haul motorists. Its proximity to major national parks, scenic byways, and local attractions ensures a steady flow of guests year-round, while its modern upgrades and on-site dining options enhance guest satisfaction and long-term profitability. With turnkey operations and strong market fundamentals, the Econo Lodge Salina stands out as an attractive, low-maintenance asset in Utah's thriving hospitality sector.

- **Recent Renovations:** The property has undergone significant updates, including new mattresses, PTAC units, carpeting, exterior paint, and an upcoming new roof, enhancing guest experience and reducing future capital expenditures.
- **Additional Revenue:** An on-site restaurant contributes approximately \$24,600 annually, providing guests with dining convenience and boosting the property's income potential.
- **Management Accommodations:** The property includes manager quarters featuring a bedroom, living room, kitchen, and bathroom, offering on-site living convenience for management staff.

PROPERTY OVERVIEW

PROPERTY NAME	Econo Lodge Salina, Utah
ADDRESS	1225 S State St, Salina, UT 84654
ASKING PRICE	\$1,650,000
YEAR BUILT	1976
YEAR RENOVATED	2022/2024
TOTAL ROOMS	40
BUILDING SIZE	31,014 SF
AVERAGE DAILY RATE	\$83.48
PRICE PER KEY	\$41,250
PRICE PER SQUARE FOOT	\$53.20
LAND AREA	2.34 Acres
FLOORS	2
BUILDINGS	2
CONSTRUCTION	Masonry
PARKING SPACES	70
ZONING	C-2

ROOM BREAKDOWN

SINGLE QUEEN ROOMS	3
SINGLE KING ROOMS	4
DOUBLE QUEEN ROOMS	33

MARKET MAP





MARKET OVERVIEW

Salina, Utah, serves as a gateway to adventure in the heart of the state's most scenic landscapes. Strategically positioned along I-70, it serves as a vital connection between Utah's world-renowned national parks, outdoor recreation areas, and historic landmarks. This prime location ensures a steady influx of visitors year-round, including road-trippers, outdoor enthusiasts, and business travelers seeking convenience and accessibility. Surrounded by rugged mountains, pristine lakes, and vast open spaces, Salina offers direct access to hiking, fishing, off-roading, and camping in some of Utah's most picturesque settings. With local dining, charming accommodations, and essential traveler amenities, the town continues to be a popular and reliable destination for those exploring the region.

ECONOMIC & TOURISM DRIVERS:

- **Proximity to National Parks:** Close to Capitol Reef National Park and Fishlake National Forest, attracting nature enthusiasts.
- **Outdoor Activities:** Opportunities for hiking, fishing, hunting, and ATV trails abound.
- **Eyes to the Sky Balloon Festival:** Held annually on the last weekend of June, this vibrant festival fills the skies with colorful hot air balloons, offering a unique spectacle for visitors.
- **Blackhawk Arena:** This venue hosts various events, including rodeos, equestrian competitions, and community gatherings, providing entertainment for all ages.

REGIONAL ATTRACTIONS:

- **Capitol Reef National Park:** This breathtaking park is known for its towering sandstone cliffs, natural arches, and historic orchards. With a variety of scenic hiking trails and stunning geological formations, it's a must-visit destination for outdoor adventurers and photographers alike.
- **Fishlake National Forest:** Home to Fish Lake, Utah's largest natural mountain lake, this forest provides opportunities for fishing, boating, hiking, and wildlife observation amidst stunning aspen landscapes.
- **Hot Springs:** The region boasts several natural hot springs, offering a relaxing retreat for visitors.

AMENITIES ECONO LODGE

- SEASONAL OUTDOOR POOL
- COMPLIMENTARY WI-FI
- ON-SITE RESTAURANT



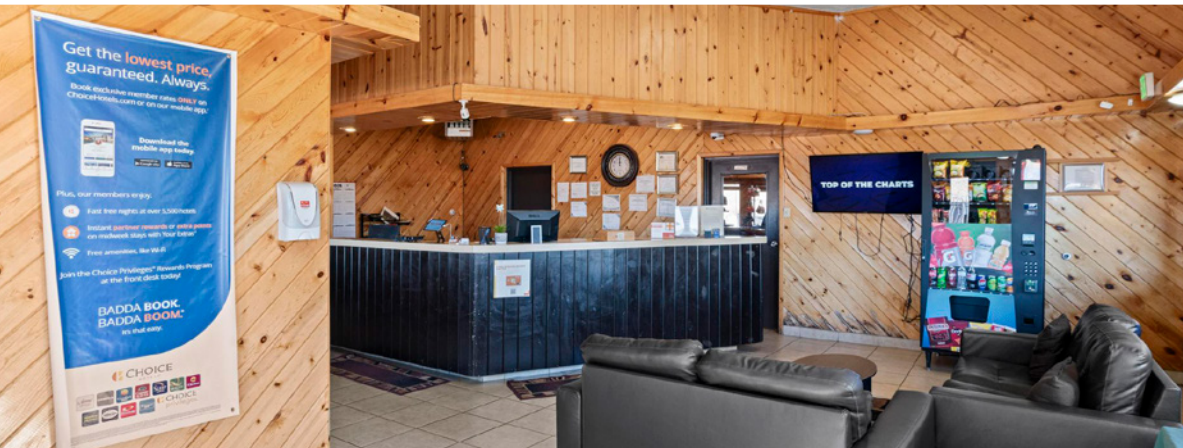
- PET-FRIENDLY ACCOMMODATIONS
- GUEST LAUNDRY FACILITIES
- COMPLIMENTARY CONTINENTAL BREAKFAST



- MINI GIFT SHOP
- ACCESSIBLE ROOMS
- FREE PARKING



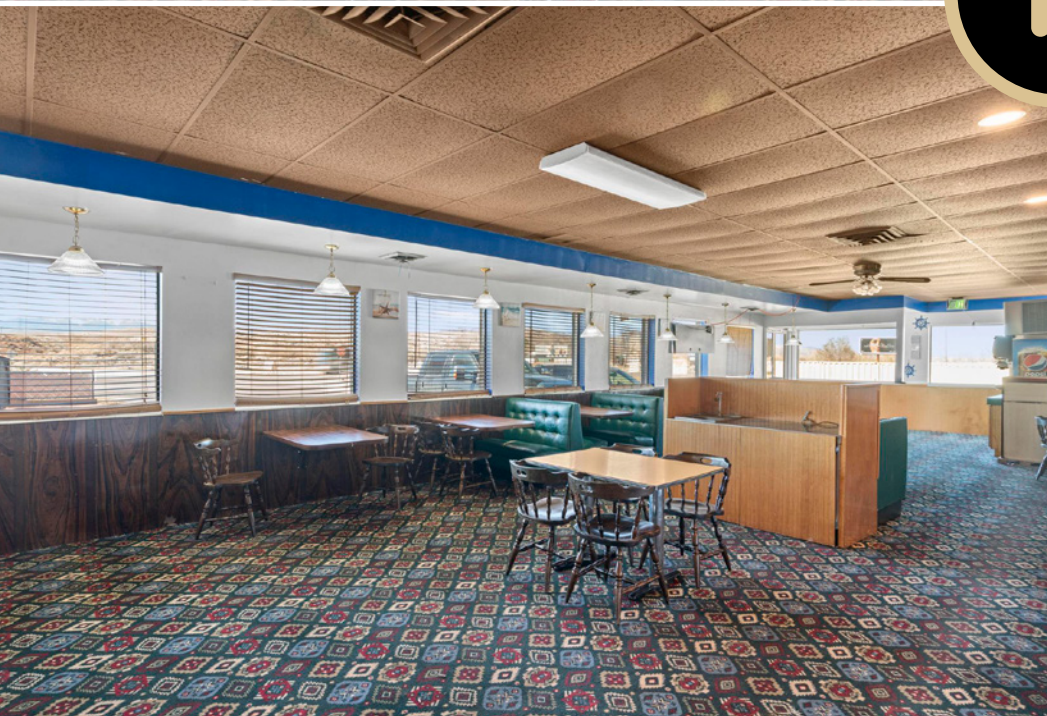
LOBBY PHOTOS



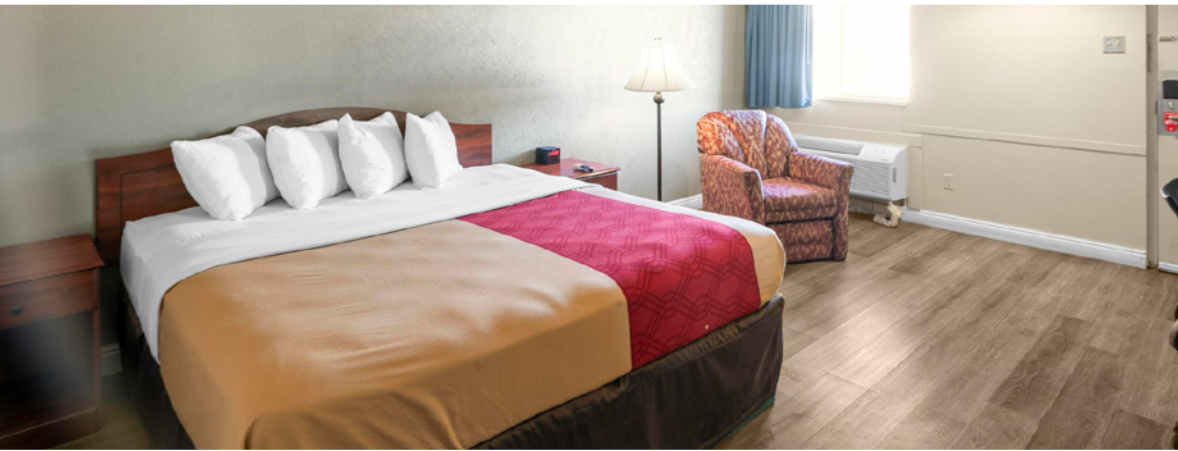
BREAKFAST ROOM PHOTOS



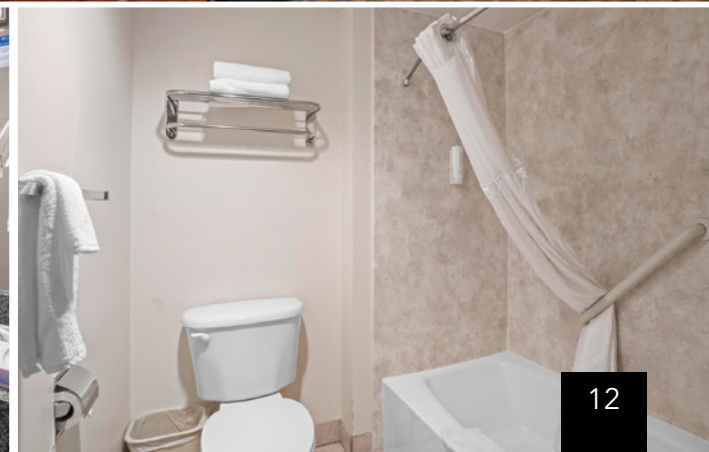
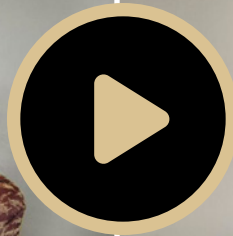
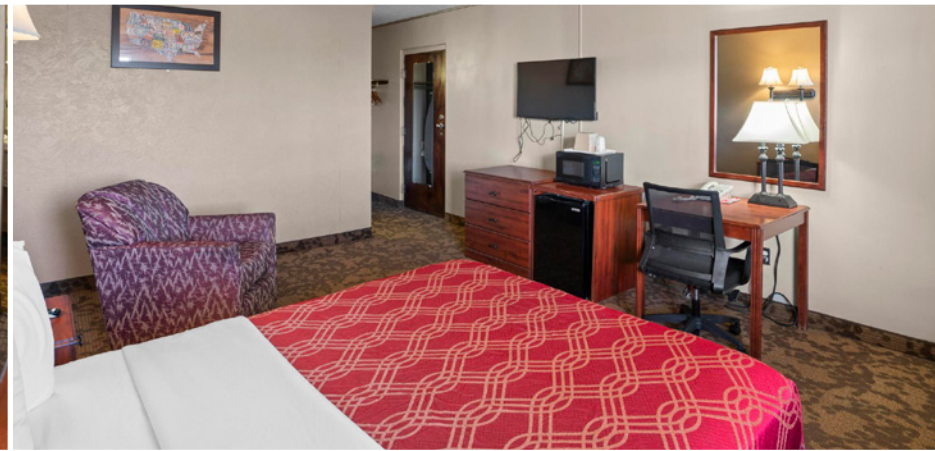
RESTAURANT PHOTOS



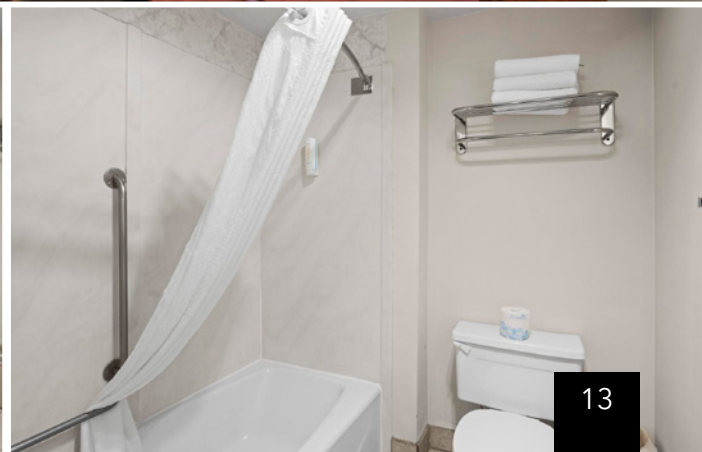
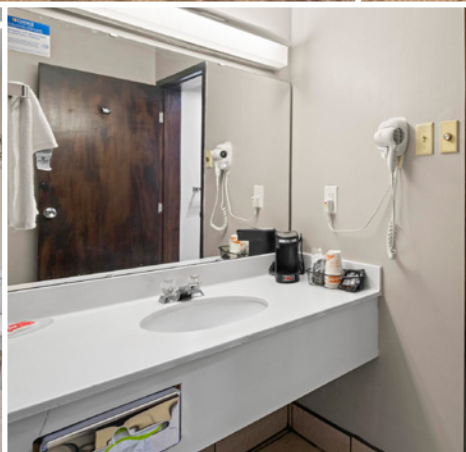
1 KING, 1 BATH PHOTOS



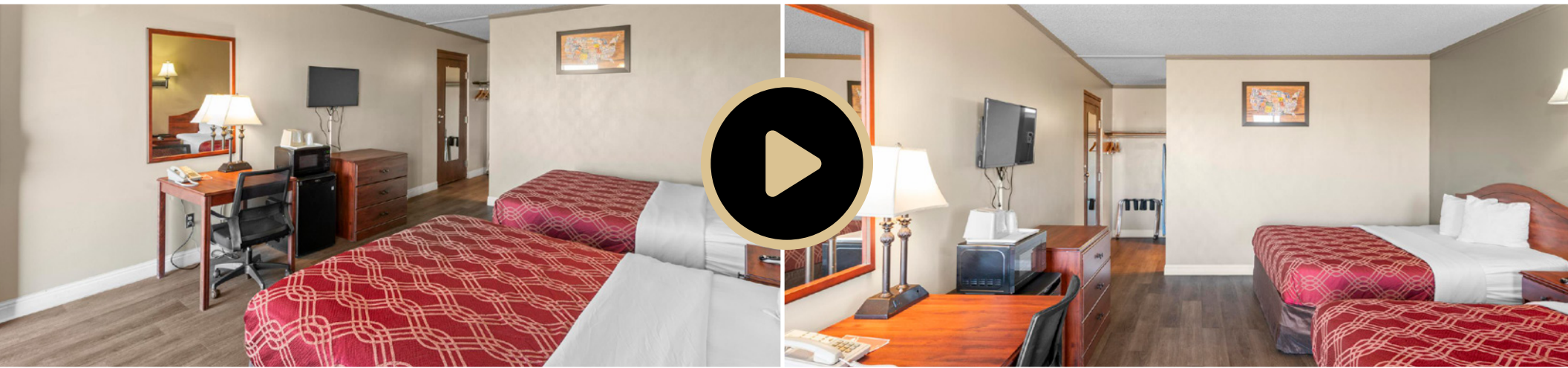
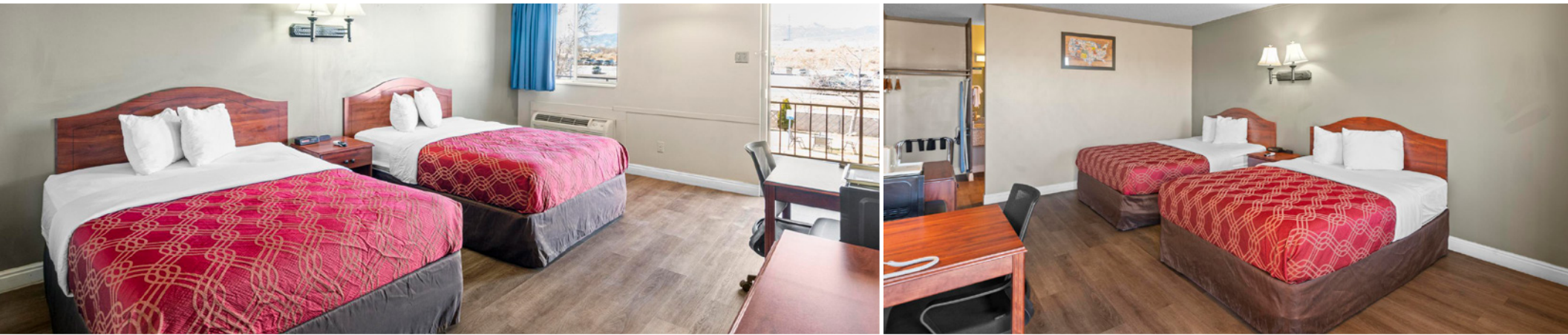
1 QUEEN, 1 BATH PHOTOS



2 QUEEN, 1 BATH PHOTOS



2 QUEEN, 1 BATH (HARDWOOD) PHOTOS



APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

OUR VISION

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

Commercial Loans Provided By APEX Capital Markets

SBA 7A

SBA 504

CONVENTIONAL

CMBS

**BRIDGE
LOANS**

**CONSTRUCTION
LOANS**



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