

310 S 100 E,

KANAB, UT 84741

Kanab, UT: 23 Guest Room Economy
Hotel Investment



RED ROCK COUNTRY INN

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Executive **Summary**

Kanab, UT: 23 Guest Room Economy Hotel Investment



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Red Rock Country Inn consists of a single-story hotel built in 1983, situated on approximately 0.79 acres (34,290 SF) of C-2 zoned land, allowing for flexible commercial use. The exterior-corridor building features a potential total of 24 rooms, plus an on-site manager’s apartment. The current configuration includes 23 guest rooms, a manager’s apartment comprised of two rooms with a kitchen and living area, and a housekeeper room (Room #27), which may be repurposed as an additional guest room. The property also benefits from an on-site restaurant, providing an additional revenue stream or repositioning opportunity. The parcel is identified as Parcel ID: 0010069 and offers investors an attractive hospitality asset with operational flexibility, redevelopment potential, and supplemental income opportunities.

BUILDING FEATURES

24 potential rooms, plus an on-site manager’s apartment
23 guest rooms
Manager’s apartment with two rooms (#1 & #2), kitchen, and living area
Housekeeper room (#27) – currently staff use, with potential to convert to a guest room
On-site restaurant providing additional revenue or repositioning opportunity
Exterior corridor building layout
Single-story hotel, built in 1983
Parcel ID: 0010069



23 Guest Rooms

GUEST ROOMS



26 Rooms

TOTAL



Manager's Apartment

2 ROOMS, KITCHEN, LIVING ROOM



Restaurant

ON-SITE AMENITIES



Independent

OPERATION

310 S 100 E, KANAB, UT 84741

LOCATION HIGHLIGHTS

Tourism Gateway: Access point to Zion, Bryce, Grand Staircase–Escalante, and Lake Powell, attracting millions of annual visitors.

Strong Growth: Local population projected to grow ~19% (2024–2029), boosting long-term lodging and service demand.

High Traffic: Excellent visibility on 100 East with traffic counts exceeding 10,000 AADT.

Income Synergy: Multiple on-site tenants (H&R Block, Havana Cabana, etc.) provide supplemental income.

Redevelopment Potential: Large parcel with flexible commercial zoning (C-2) for repositioning or expansion.



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GUEST ROOMS



26 Rooms

TOTAL



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ON-SITE AMENITIES



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OPERATION





Property **Photos**

Kanab, UT: 23 Guest Room Economy Hotel Investment

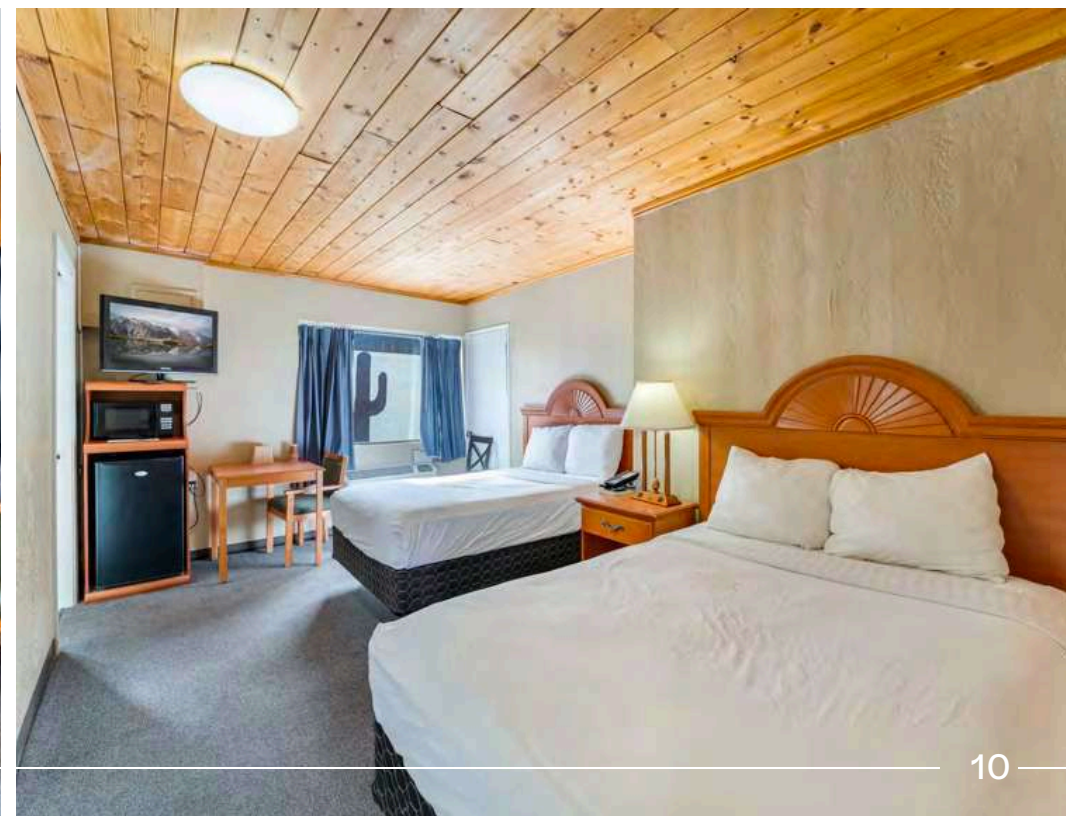
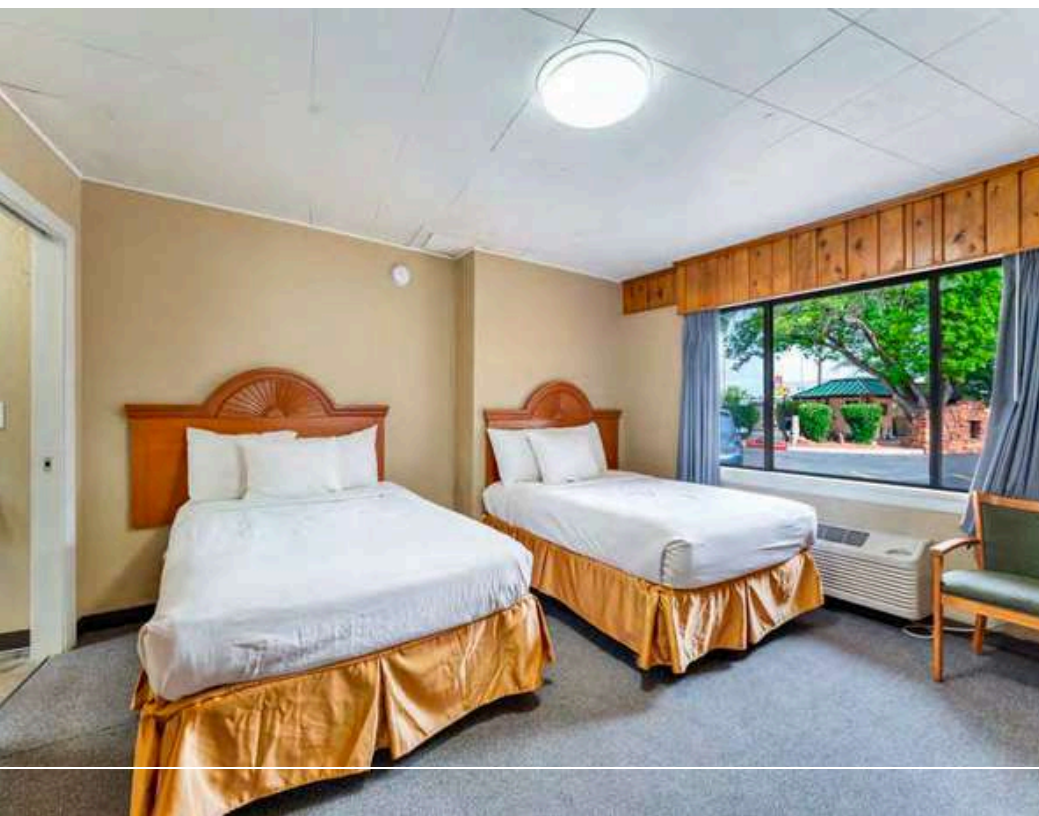


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Perfectly positioned in Kanab's sought-after tourism corridor, this 23-room, single-story hotel offers the ideal blend of stable economy lodging and flexible C-2 zoning for future repositioning. With immediate access to major highways, guests benefit from seamless connectivity to the region's top national parks and tourism destinations.

Designed as a resilient asset for the Utah tourism market, the property features an exterior-corridor configuration, an on-site restaurant, and sits on a sizable 0.79-acre parcel—supporting everything from continued hospitality operations to potential adaptive reuse. A prime choice for investors seeking a stabilized asset in one of Utah's fastest-growing tourism submarkets.





Financial **Analysis**

Kanab, UT: 23 Guest Room Economy Hotel Investment



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INCOME			
Total for Income	\$161,409.02	Gross Profit	\$161,409.02
EXPENSES			
Total for Supplies	\$33,592.25	Total for Other Income	\$49.94
Total for Tax	\$14,200.52	Total for Other Expenses	\$141,568.56
Total for Wages	\$51,808.52	Net Other Income	
Total for Expenses	\$1,115,449.86	Net Income	\$19,840.46

Expenses Breakdown			
Accounting Services	1,076.30	Sales Tax	8,363.32
Bank Charges & Fees	53.28	Supply Cable	6,011.12
Credit Card Processing Charge	3,252.46	Supply Coffee	373.83
Donation & Charity	501	Supply Electricity	8,178.26
Garbage & Recycling	725.92	Supply Housekeeping	2,013.34
Gas & Fuel	209.75	Supply Internet	2,801.26
Office Supplies & Software	1,318.54	Supply Mentations	72.1
Payroll Direct Deposit	29,034.74	Supply Pool	5,440.20
Payroll Housekeeping	22,773.78	Supply Propane	4,857.72
Payroll Tax	11,604.10	Supply Rooms	-34.15
Personal Property Tax	615.14	Supply Water	3,878.57
Pest Control	915	Travel Agency Commission	8,840.31
Pool License	385	Web Hosting	250
Property Insurance	11,440.47	Room Tax	5,837.20
Repairs & Maintenance	780		



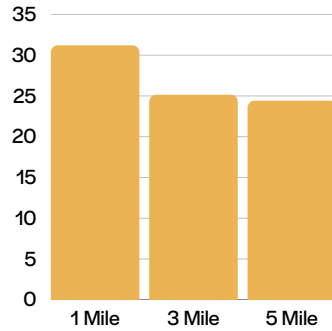
Demographic and **Traffic Count Report**

Kanab, UT: 23-Room Economy Hotel Investment



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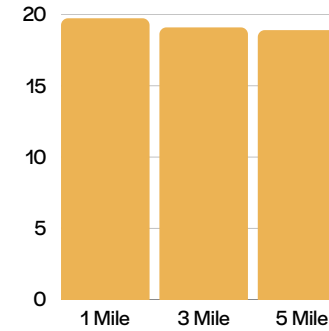
2024 Population Estimate



Growth 2020 - 2024

1 Mile	31.21%
3 Mile	25.15%
5 Mile	24.42%

2029 Population Projection



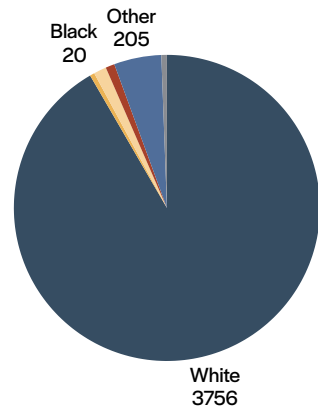
Growth 2024 - 2029

1 Mile	19.73%
3 Mile	19.09%
5 Mile	18.90%

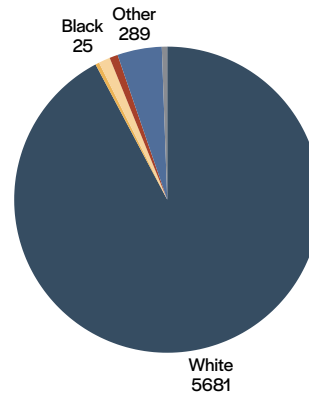
2024 Population by Ethnic Group

1 Mile: 4,074 | 3 Mile: 6,125 | 5 Mile: 6,195

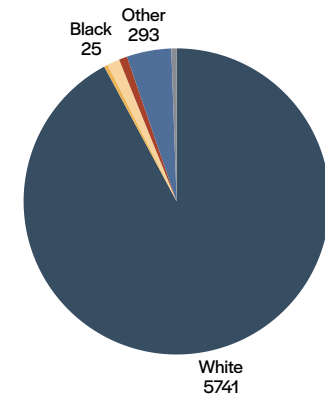
2024 Population - 1 Mile



2024 Population - 3 Mile



2024 Population - 5 Mile



Households	1 Miles		3 Miles		5 Miles	
2029 Projection	1,990		2,957		2,983	
2024 Estimate	1,658		2,477		2,503	
2020 Census	1,247		1,957		1,989	
Growth 2024-2029	20.02%		19.38%		19.18%	
Growth 2020-2024	32.96%		26.57%		25.84%	
Owner Occupied	1,245	(75.09%)	1,897	(76.58%)	1,917	(76.59%)
Renter Occupied	413	(24.91%)	580	(23.42%)	586	(23.41%)



2024 Avg Household Income

1 Mile: \$579,433 | 3 Mile: \$77,493 | 5 Mile: \$77,300

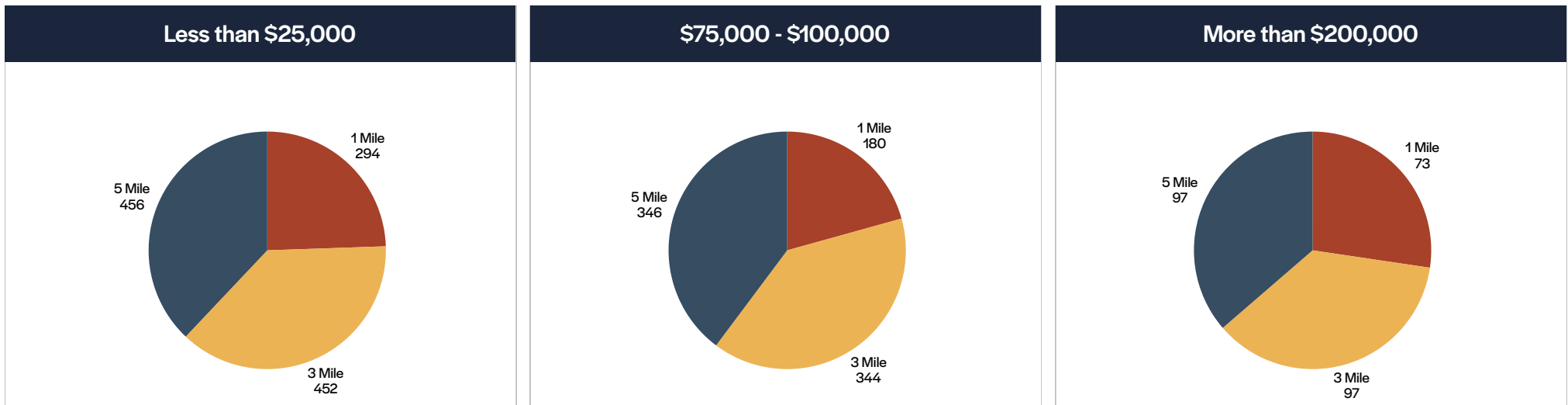


2024 Med Household Income

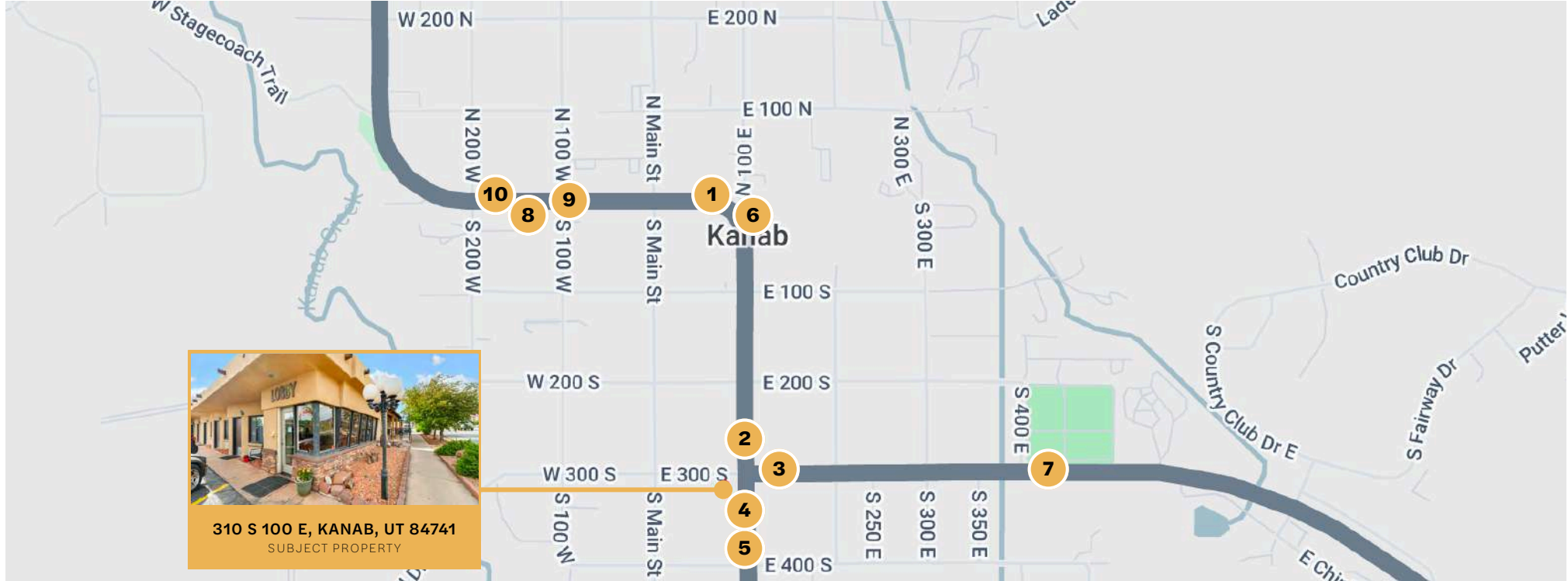
1 Mile: \$54,323 | 3 Mile: \$58,594 | 5 Mile: \$58,333

2024 Households by HH Income

1 Mile: 1,659 | 3 Mile: 2,477 | 5 Mile: 2,500



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income < \$25,000	294	(17.72%)	452	(18.25%)	456	(18.24%)
Income \$25,000-\$50,000	478	(28.81%)	655	(26.44%)	664	(26.56%)
Income \$50,000-\$75,000	256	(15.43%)	369	(14.90%)	374	(14.96%)
Income \$75,000-\$100,000	180	(10.85%)	344	(13.89%)	346	(13.84%)
Income \$100,000-\$125,000	110	(6.63%)	233	(9.41%)	234	(9.36%)
Income \$125,000-\$150,000	73	(4.40%)	108	(4.36%)	109	(4.36%)
Income \$150,000-\$200,000	195	(11.75%)	219	(8.84%)	220	(8.80%)
Income \$200,000+	73	(4.40%)	97	(3.92%)	97	(3.88%)



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	South 100 East	100 East	0.02 S	2021	5,097	AADT	.04
2	300 South	S 100 E	0.04 W	2021	11,604	AADT	.06
3	E 300 S	S 100 E	0.04 W	2018	5,177	MPSI	.08
4	South 100 East	—	0.00	2025	5,176	MPSI	.16
5	South 100 East	—	0.00	2025	10,555	MPSI	.18
6	100 East	South 100 East	0.16 S	2021	11,604	AADT	.20
7	East 300 South	—	0.00	2025	2,391	MPSI	.23
8	West Center Street	N 100 W	0.01 W	2024	10,535	MPSI	.45
9	West Center Street	N 100 W	0.01 W	2023	10,020	MPSI	.45
10	Center Street	N 100 W	0.01 W	2025	10,025	MPSI	.45



Location **Overview**

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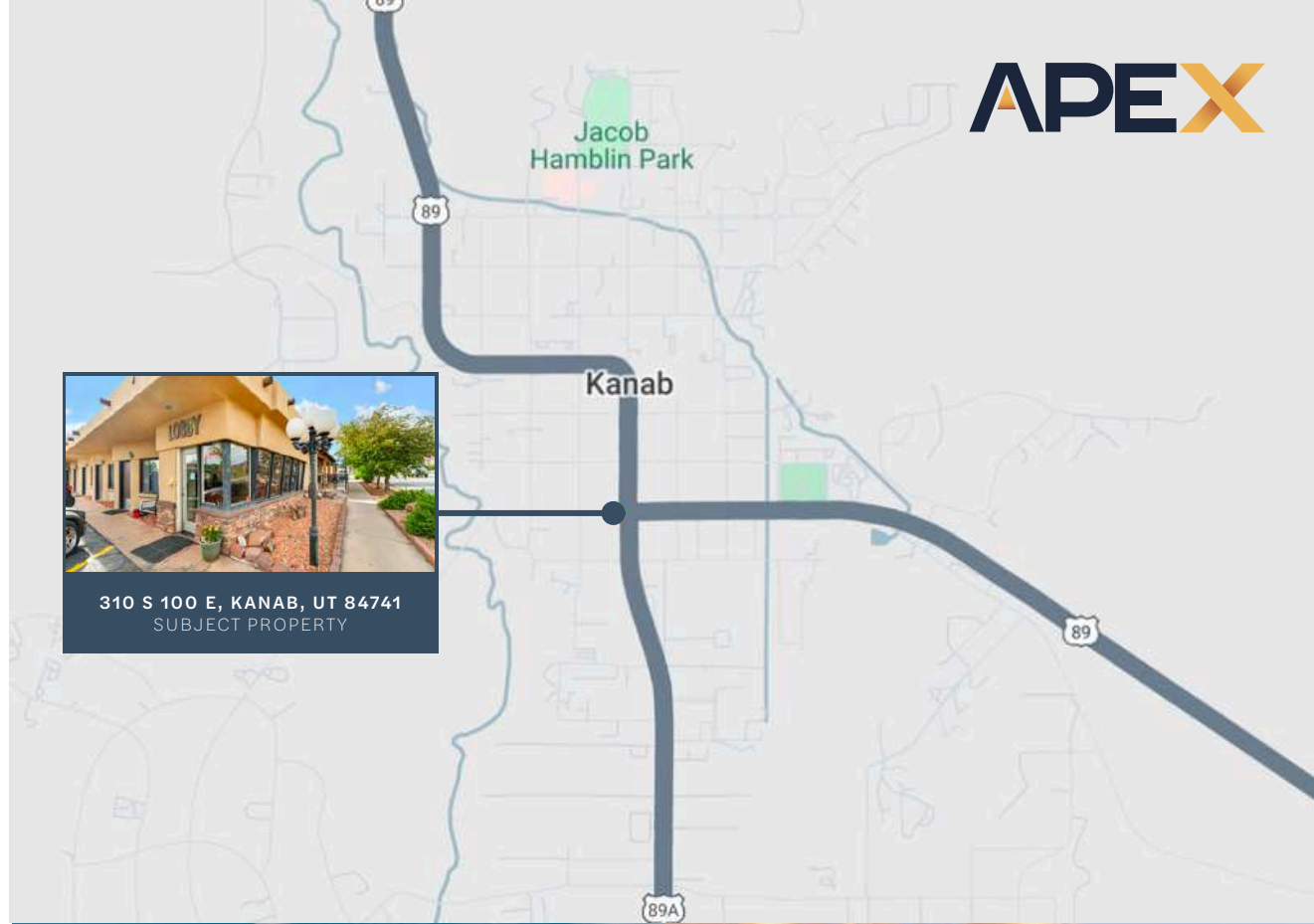


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Kanab, Utah: The Hub of Southern Utah's Scenic Economy

Located strategically on the Arizona border, Kanab is the primary access point and service hub for Utah's most iconic outdoor destinations. U.S. Route 89 functions as the critical north-south arterial, offering strong visibility and efficient access for the high volume of tourism and logistics traffic flowing between Arizona, Southern Utah's National Parks, and the Wasatch Front.

Kanab's position as the "Heart of the Parks" within the Grand Circle tourism economy attracts a constant stream of hospitality, outdoor recreation, and support service users. With robust population growth (one of Utah's faster-expanding municipalities), high demand for visitor services, and continued investment in essential tourism and infrastructure assets (such as water, utilities, and communications), the area supports a strong long-term outlook for hospitality and commercial assets tied to the outdoor industry.



Area Amenities

APEX

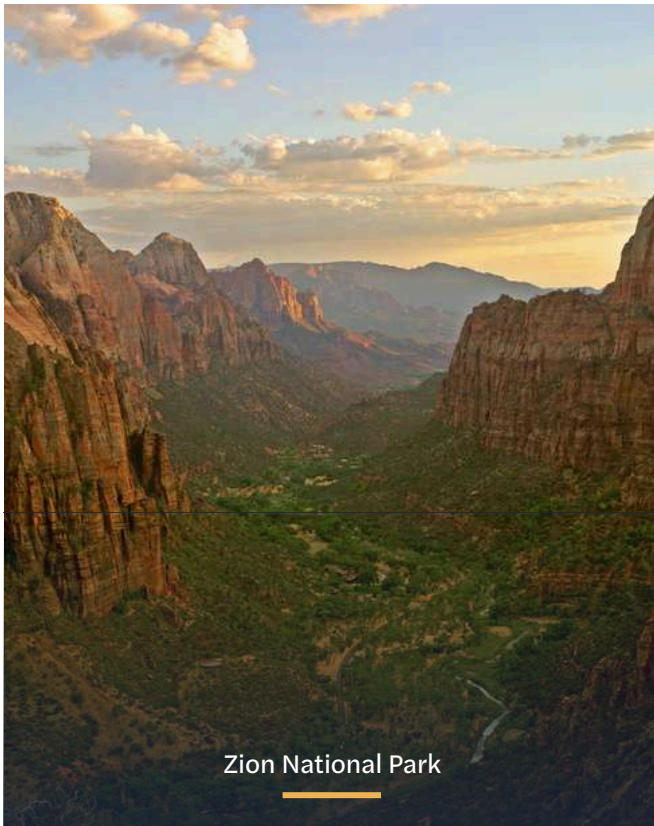


310 S 100 E, KANAB, UT 84741
SUBJECT PROPERTY

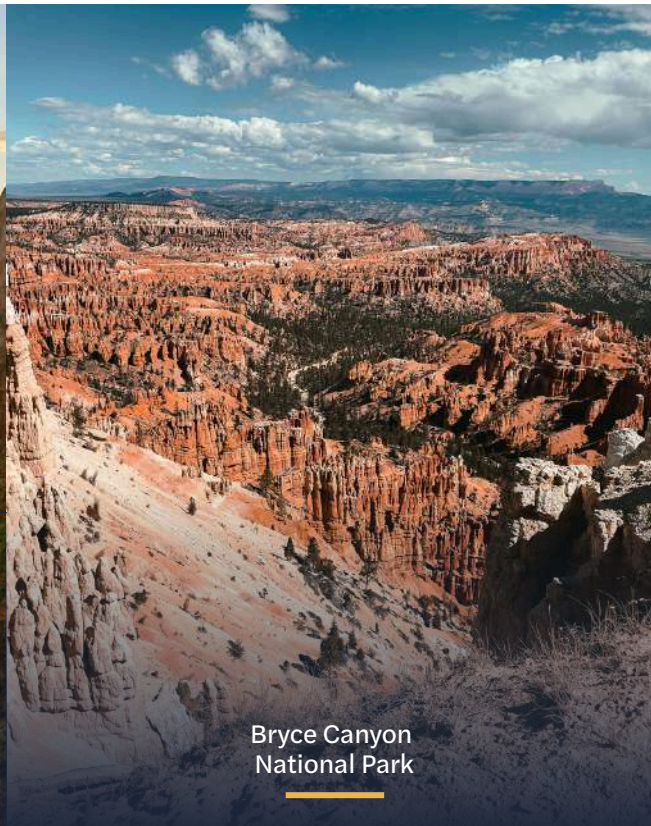


Kanab, Utah, is nestled in the heart of red rock country, renowned for its stunning natural landscapes, towering sandstone cliffs, and vibrant connection to the Old West. Known as an outdoor adventure mecca, Kanab is also famous for its rich Hollywood history, having served as the backdrop for countless classic Western films. With strong ties to the region's rugged beauty and adventure scene, it is a prime destination for adventurers and nature enthusiasts alike, making it one of the most unique and sought-after Southwest locations.

Kanab, Utah, maintains a charming, small-town atmosphere despite its growing population, primarily because it offers easy access to world-class attractions. It serves as a perfect hub for exploring the surrounding Southern Utah wilderness, centrally located near some of the nation's most iconic parks and monuments, including Zion National Park, Bryce Canyon National Park, the Grand Canyon North Rim, the geological wonder The Wave in the Paria Canyon-Vermilion Cliffs Wilderness, and Coral Pink Sand Dunes State Park. The community also features a thriving arts scene with galleries and festivals. Its strategic location right on Highway 89 provides excellent accessibility, solidifying Kanab's reputation as an unforgettable destination committed to preserving its natural and cultural heritage.



Zion National Park



Bryce Canyon National Park



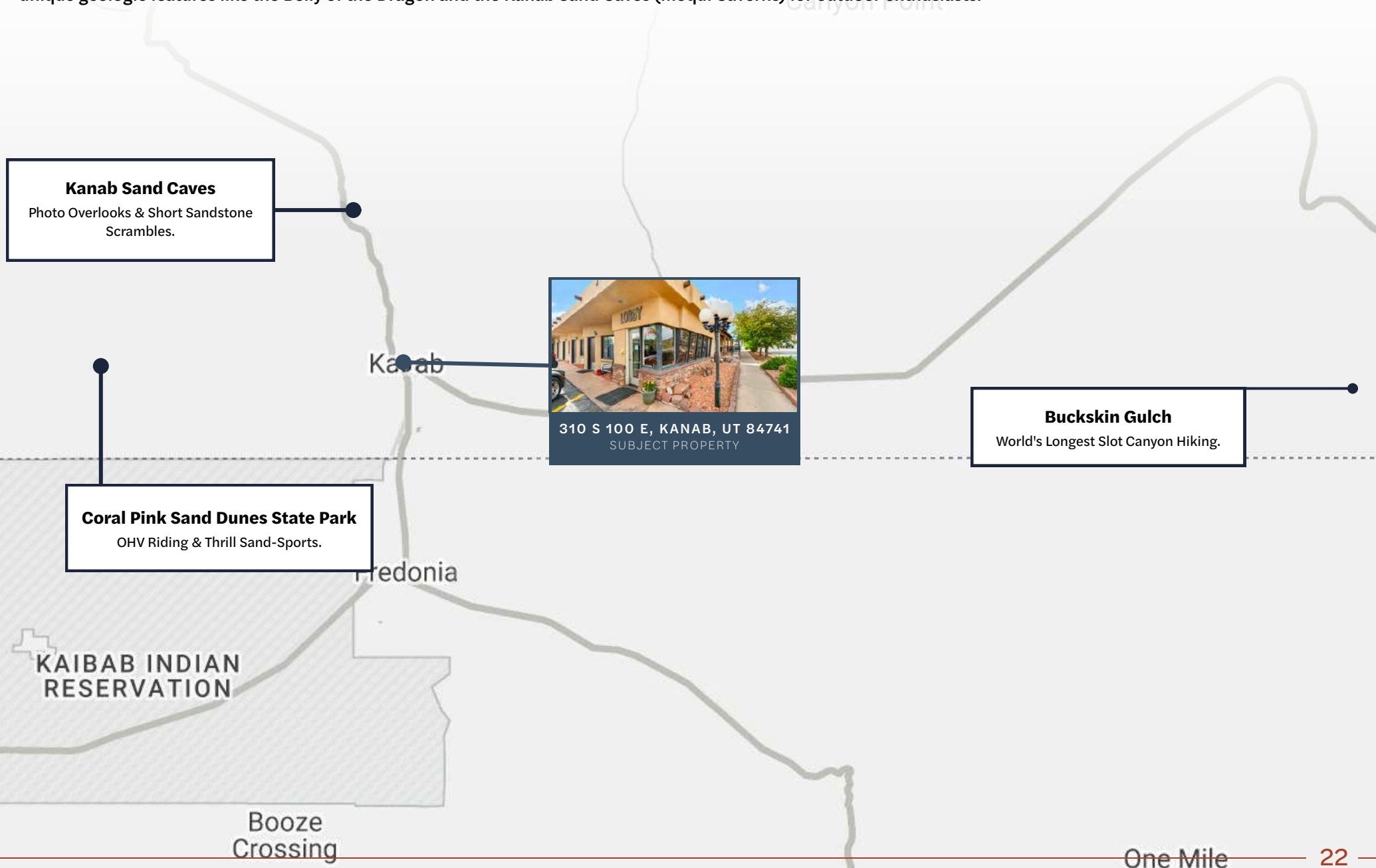
Grand Canyon North Rim

By Zander Göpfert - mtbproject.com

By NOAA Photo Library - [post0190](https://post0190.noaa.gov/)

boyercompany.com

Its strategic location offers convenient access to a variety of regional attractions, including the Coral Pink Sand Dunes State Park—a premiere site for off-roading, hiking, and sand-boarding. Visitors can also enjoy the expansive Tilted Mesa trail network, providing miles of stunning red-rock mountain-biking and hiking routes, as well as unique geologic features like the Belly of the Dragon and the Kanab Sand Caves (Moqui Caverns) for outdoor enthusiasts.





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