

FOR SALE

Historical Meetinghouse

26,194 SF BUILDING
ON 1.54 ACRES



20 SOUTH 100 WEST
LOA, UT 84747

CBRE



Executive Summary

Executive Summary

This historical building was built in 1909 with local stone by the residents of Loa. A great example of early 20th century architecture, this building is well preserved, operating as a meetinghouse until very recently.

THE OFFERING

CBRE is pleased to present an opportunity to purchase the Loa Tabernacle, a historic landmark located in Loa, Utah. Built in 1909, the approximately 26,194 sq. ft. tabernacle sits on 1.54 acres and has served as a cornerstone of the Loa community for more than a century.

The property sits in the heart of Loa, the county seat of Wayne County, with close access to Capitol Reef National Park and the region's scenic byways. Its scale and historic character make it well-suited for adaptive reuse or acquisition by a community or institutional buyer seeking a prominent, established presence in rural Utah. Loa's stable community supports local commerce, schools, and civic institutions, and the area draws steady visitor traffic year-round from national park tourism and outdoor recreation — providing a strong foundation for a range of end uses.



Historical Building



Close to National Parks



Community Fixture

The historic Loa Tabernacle is an impressive architectural structure with its steeple and red roof that can be observed for miles in all directions. Built in 1909 in the Romanesque/Vernacular style using local stone in three colors. The building was renovated in 1991 with a major expansion that included additional offices, classrooms and a new heating system, as well as a renovated parking lot and new landscaping.

Over the years, it has had several major improvements and expansions which include adding a large gym in 1947, new steeple, roof and belfry in 1962, and later work added classrooms, offices, a library, upgraded kitchen and gym in 1983.

Loa sits squarely along State Route 24, the primary corridor into Capitol Reef, making it a natural gateway community for visitors approaching the park from the west. Tourism is the county’s primary economic driver.



PROPERTY OVERVIEW

BUILDING SQ. FT.	26,194
PROPERTY ACREAGE	1.54
ASKING PRICE	\$950,000
STORIES	2
PARCEL NO.	03-0026-0048
PARKING	96 spaces (4 ADA)
OCCUPIED	No
YEAR BUILT	1909
ZONING CODE	Ag/Res
RENOVATIONS	1947, 1962, 1983, 1991



INVESTMENT HIGHLIGHTS



- Located in Loa, Wayne County
- One of the largest privately held structures in Wayne County at 26,194 sq. ft.
- Located along State Route 24, the primary corridor to Capitol Reef National Park
- Approximately 15 miles from Capitol Reef National Park
- Surrounded by world-class outdoor recreation, including Fishlake National Forest, Boulder Mountain, and Thousand Lake Mountain

PROPERTY HIGHLIGHTS

Location

County seat of Wayne County, along State Rt 24 in Loa, UT at 7,045 ft elevation.

Historic Bldg

Built in 1909, one of Wayne County's most prominent landmarks.

Capitol Reef

15 miles to Capitol Reef National Park, which drew a record 1.4M visitors in 2024

Access

Located in the heart of Loa on State Route 24.

Community

Schools, churches and civic institutions within the established Loa community.

Economy

Capitol Reef generated \$1.4M in economic impact in 2024.

Recreation

Fishlake Nat'l Forest, Boulder Mtn, & Thousand Lake Mtn all within close reach.

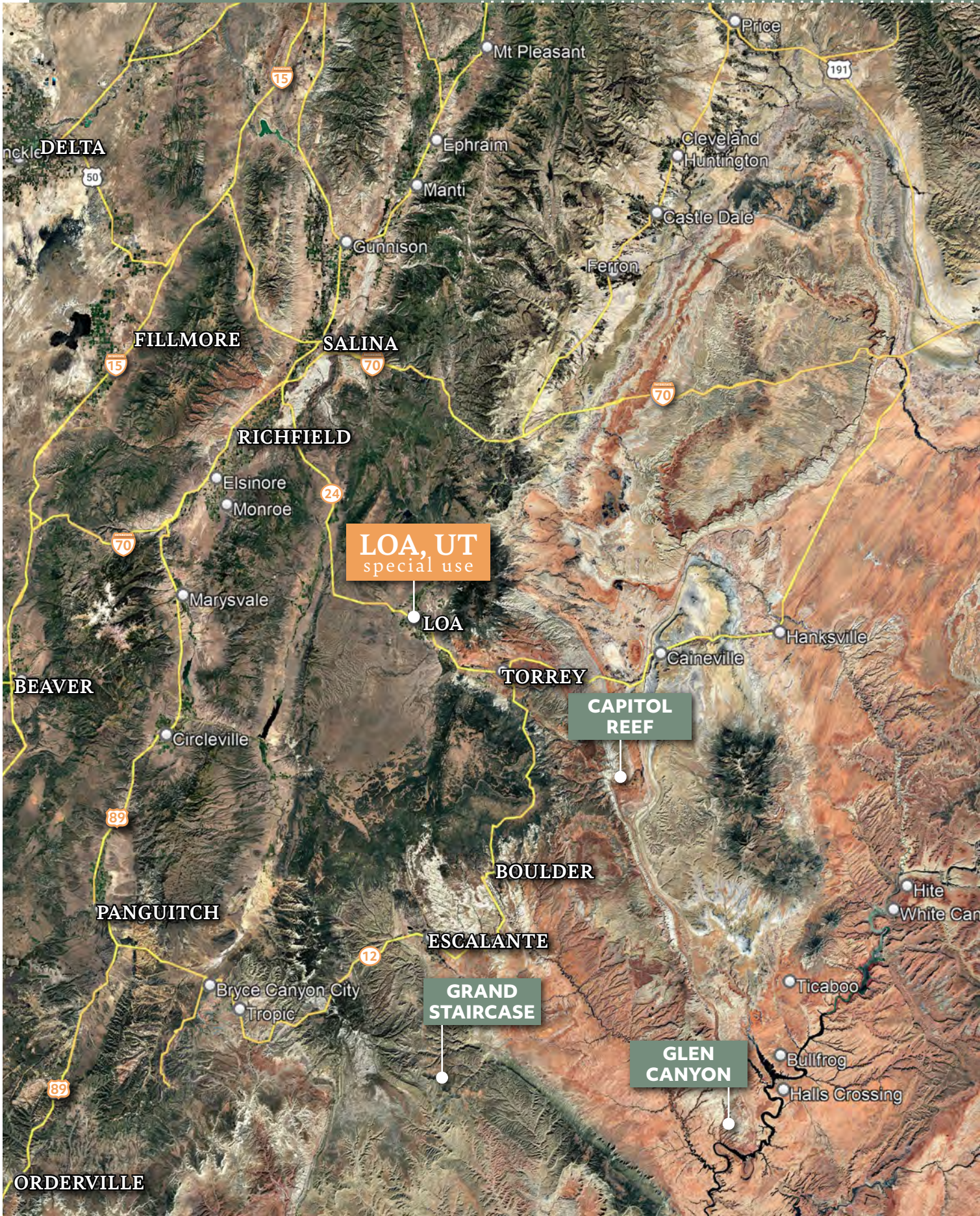
Airport

Salt Lake International Airport is 3.5 hours away.



AREA INFO

DRIVE TIMES	TIME	MILES
ROADS		
State Route 24	Adjacent	
US-89	50 min	45 miles
Interstate 70	1 hr 5 min	62 miles
Interstate 15	1 hr 15 min	75 miles
CITIES		
Bicknell	10 min	10 miles
Torrey	18 min	14 miles
Richfield	55 min	50 miles
Moab	2 hr 15 min	150 miles
Provo	2 hr 15 min	175 miles
Cedar City	2 hr 30 min	120 miles
Salt Lake City	2 hr 45 min	205 miles
St. George	3 hr	195 miles
PLACES		
Capitol Reef National Park	20 min	15 miles
Fishlake National Forest	30 min	25 miles
Thousand Lake Mountain	35 min	20 miles
Bryce Canyon National Park	1 hr 45 min	95 miles
Zion National Park	2 hr 30 min	150 miles
Arches National Park	2 hr 30 min	150 miles
Salt Lake International Airport	2 hr 45 min	205 miles



WAYNE COUNTY

Wayne County is one of Utah’s most scenic and least developed counties — state and federal governments manage more than 97% of the land. Key draws include Capitol Reef National Park, home to the Waterpocket Fold (a 100-mile-long geological formation), Fishlake National Forest, Boulder Mountain, Thousand Lake Mountain (11,305 feet), and access to Canyonlands and Glen Canyon National Recreation Area. The county also holds Fremont and Archaic Native American cultural sites dating back to 6300 B.C.



Capitol Reef National Park is centered on the Waterpocket Fold, a nearly 100-mile-long monocline — a single-sided wrinkle in Earth’s crust — exposing 270 million years of geology across 241,904 acres of canyon and mesa terrain in south-central Utah. It was designated a national park in 1971. Visitation has grown dramatically. The park set an all-time record in 2024 with 1,422,490 visitors, an 81% increase since 2014 — the largest jump of any Utah park over that period. Yet Capitol Reef remains far less crowded than Zion or Bryce Canyon, which is a meaningful part of its appeal.

1.4M

2024 Capitol Reef Visitors

81%

Park Visitation Growth Since 2014

\$141M

Capitol Reef Economic Impact

15Mi

To Capitol Reef National Park



Historical Meetinghouse

**Patrick Juhlin**

First Vice President
+1 801 869 8005
patrick.juhlin@cbre.com

Bruce Zollinger

First Vice President
+1 801 869 8040
bruce.zollinger@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE