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PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

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585 W Main St, Tremonton, UT 84337



UTAH HOSPITALITY FOR SALE

MOTEL 6 TREMONTON | MINUTES FROM I-15

37 Key | Exterior Corridor | 13,058 SF | 1.02 AC

THE OFFERING

Peak Collective Real Estate with KW Commercial is pleased to present for sale the Motel 6 Tremonton at 585 W Main St, Tremonton, UT.

The Motel 6 Tremonton is a 37-key exterior corridor hotel. The building is 13,058 SF and is on 1.02 AC of land. The hotel was built in 1960.

Investing in Motel 6 Tremonton would be a prudent decision for hotel proprietors seeking to expand their portfolio. The city of Tremonton is strategically positioned between major cities such as Salt Lake City, Ogden, and Logan, making it a popular stopover destination for travelers.

Moreover, the Motel 6 brand is recognized worldwide for providing comfortable and affordable lodging options, which makes it an attractive option for budget-conscious travelers. By acquiring this Motel 6 property, hotel owners can tap into a growing market.



INVESTMENT SUMMARY

Property Address 585 W Main St,
Tremonton, UT 84337

List Price \$5,000,000

Price Per SF \$382.90

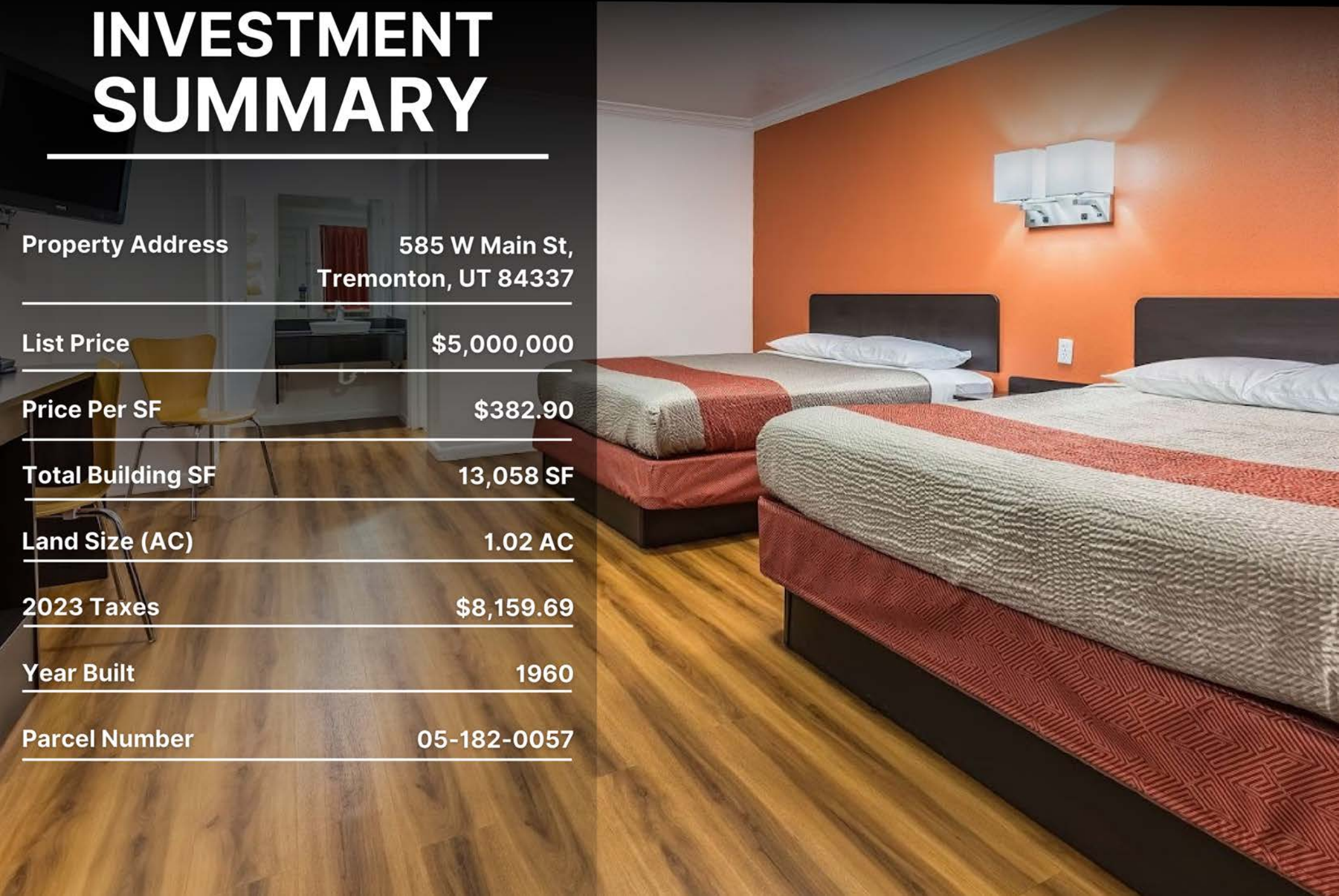
Total Building SF 13,058 SF

Land Size (AC) 1.02 AC

2023 Taxes \$8,159.69

Year Built 1960

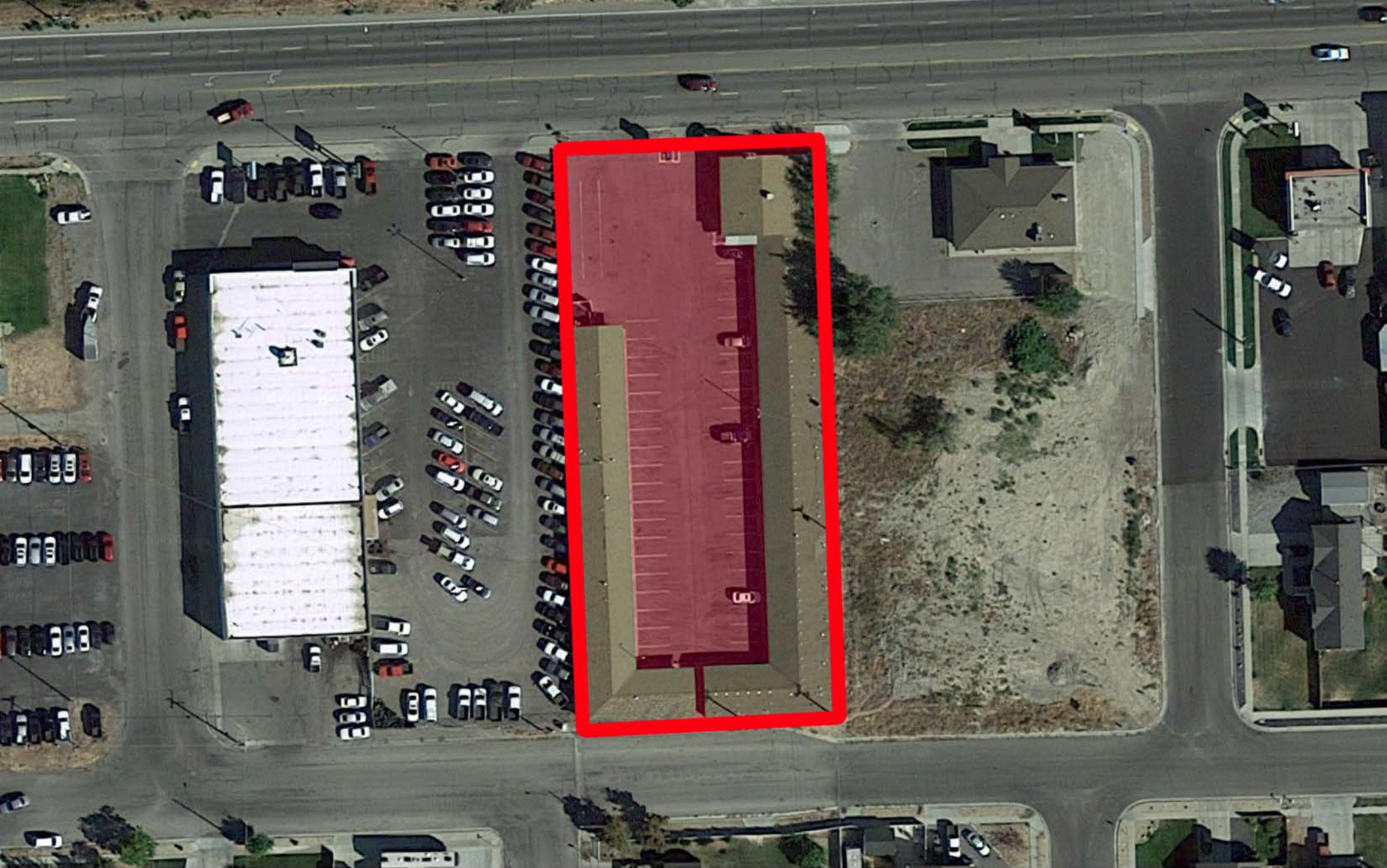
Parcel Number 05-182-0057



INVESTMENT HIGHLIGHTS

- Brand recognition tied to Motel 6 drives a high rate of reservations
- 13,058 SF on 1.02 Acre
- 37 Total Rooms
- Laundry Facilities
- Distance from Nearby Cities
- Logan: 30 minutes
- Ogden: 39 minutes
- Salt Lake City: 1 hour and 8 minutes
- Park City: 1 hour and 42 minutes



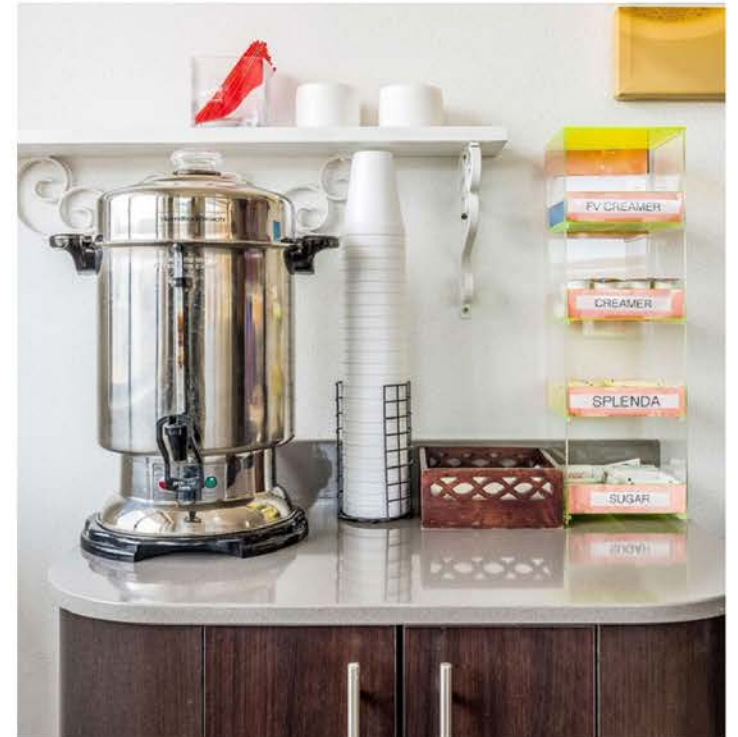


AERIAL MAP



AERIAL MAP

INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 585 W Main St, Tremonton, UT 84337. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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