

For Sale

20 Acre Riverside Resort

Motel, RV Park,
Restaurant, C-Store



594 N Hwy 89

Hatch, Utah 84735

Property Features

- 60 Unit RV Park and Campground
 - 39 RV Pull-Throughs with Full Hook-Ups
 - 7 RV Back-Ins with Full Hook-Ups
 - 14 RV River Sites (Water and Power Only)
 - Coin Operated Laundry Facilities
 - Maintenance Shed, Garden Shed
- 13 Room Motel - 4,530 SF with 1,760 SF Walkway
- 144 SF Separate Rustic Cabin (Power, No Bath)
- 160 SF Old Store, Jail, and Blacksmith (for Pictures)
- 1,500 SF Managers Residence/Cabin
- 6,000 SF Restaurant, Gift Shop, and C-Store
- 6 Hot Showers, 4 Toilets
- Game Room, Library, Metal Multi-Purpose Building
- Volleyball, Horseshoes, Basketball, Table Tennis, Swings, River Swimming, Tubing, and Fishing
- 20 Minutes from Bryce Canyon National Park
- **Video Link:** <http://tinyurl.com/ke6p45w>



RV PARK

60 Units

MOTEL

13 Rooms

ACRES

20 AC

For more information:

Mark Walter

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SALE PRICE - \$1,420,000

Restaurant/Stores Only - \$425,000

Motel/RV Park Only - \$995,000

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243 E St George Blvd, Suite 200

St George, Utah 84770

t 435 628 1609

nautahsouth.com

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For Sale

Riverside Resort Hatch, Utah

MOTEL:

Located between Bryce Canyon and Zion National Parks, the Riverside Resort offers exceptionally beautiful rooms at very reasonable rates.

- 12 rooms
- \$82.00 (negotiable-cash drops couple of dollars)
- All rooms are non-smoking
- Rooms available with 1 or 2 queen beds
- FREE Wi-Fi
- FREE Movies
- FREE – 200 Satellite Stations
- 5 part time employees – housekeeper, maintenance, front desk

RV Park & Camping Information:

- 70' RV Pull thrus with Full Hook-ups
- River RV Sites with power & water
- Tenting sites along the river and inland
- FREE Hot Showers
- FREE Wi-Fi
- Guest laundry, propane, great satellite reception, river fishing, basketball court, horseshoes, & more
- All guests receive 10% off in our on-site restaurant
- Laundry room-(4) coin operated washers and (4) double stacked coin operated dryers-8 total, folding table & laundry supplies

Cactus Cowboy Restaurant:

- Hours of Operation: 7:00 am to 10:00 pm
- Seasonal March 1 to December 1
- Cooling and Heating: 2 swamp coolers, large wood burning stove, forced heat
- Seating Capacity: 54 (licensed for up to 100 seats)
- Average Customers: 16,377 per year
- Limited Alcohol License: Sale of beer and wine allowed in the restaurant (sale of beer only in C-Store)
- Employees Required: AM cook, PM cook, relief cook, AM waitress, PM waitress and relief waitress, bus boy



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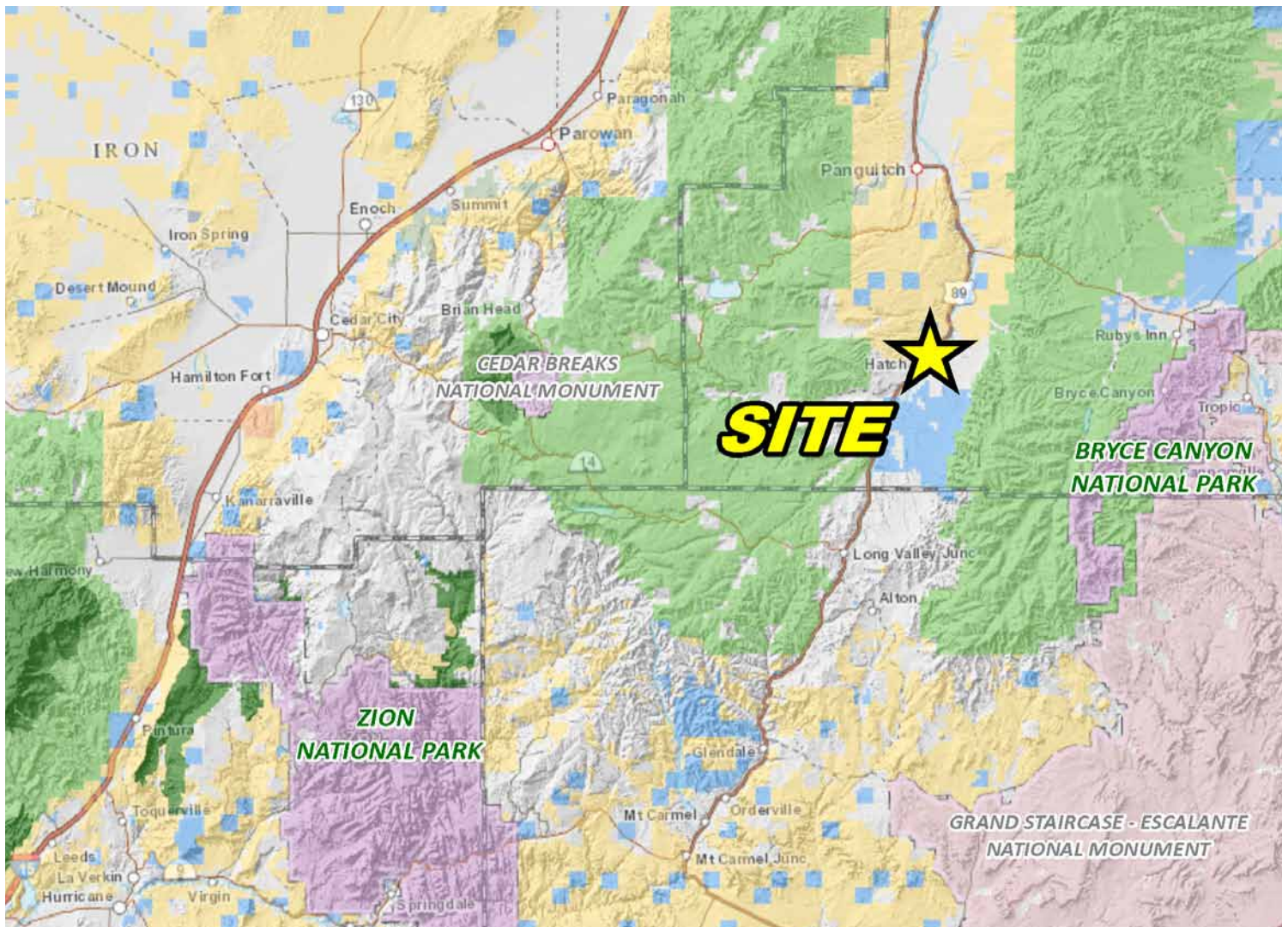
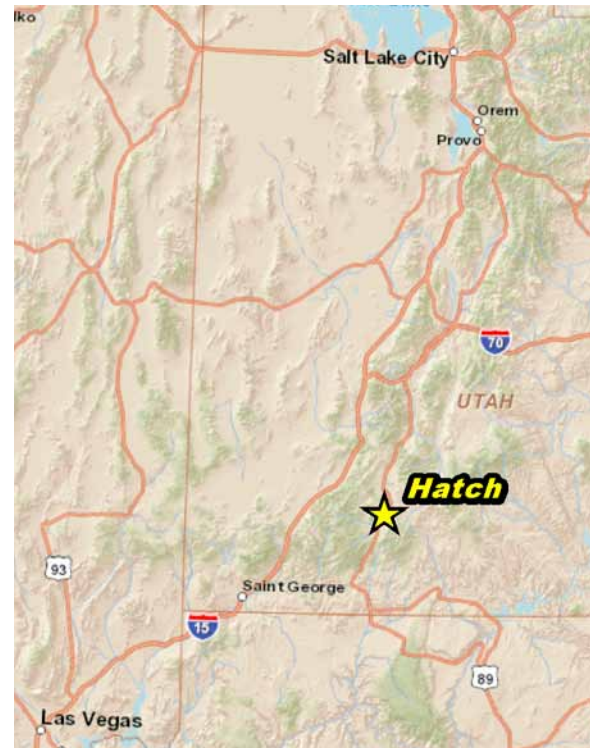
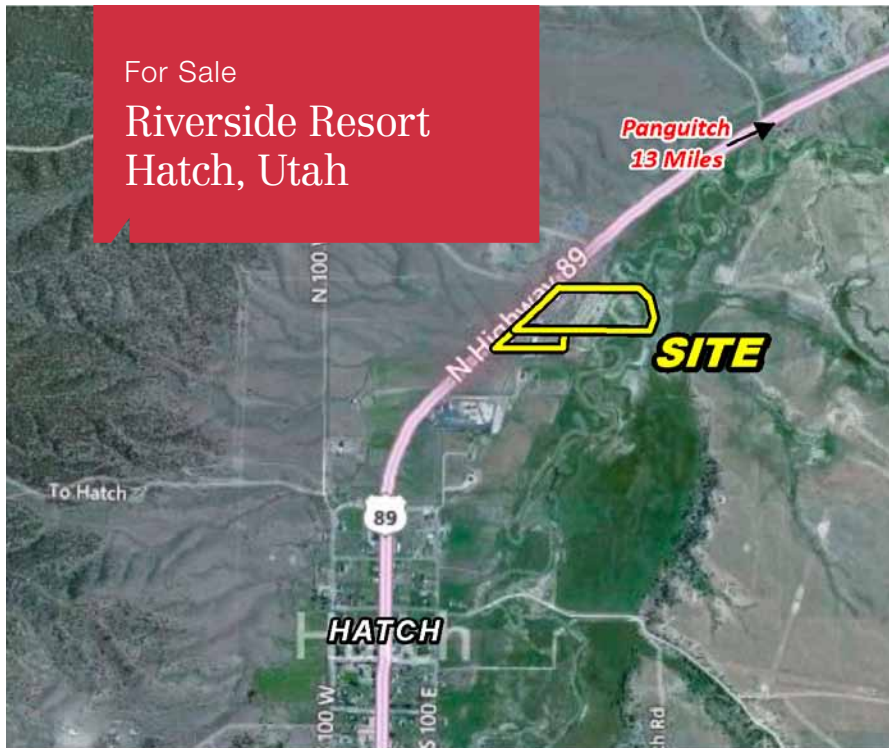
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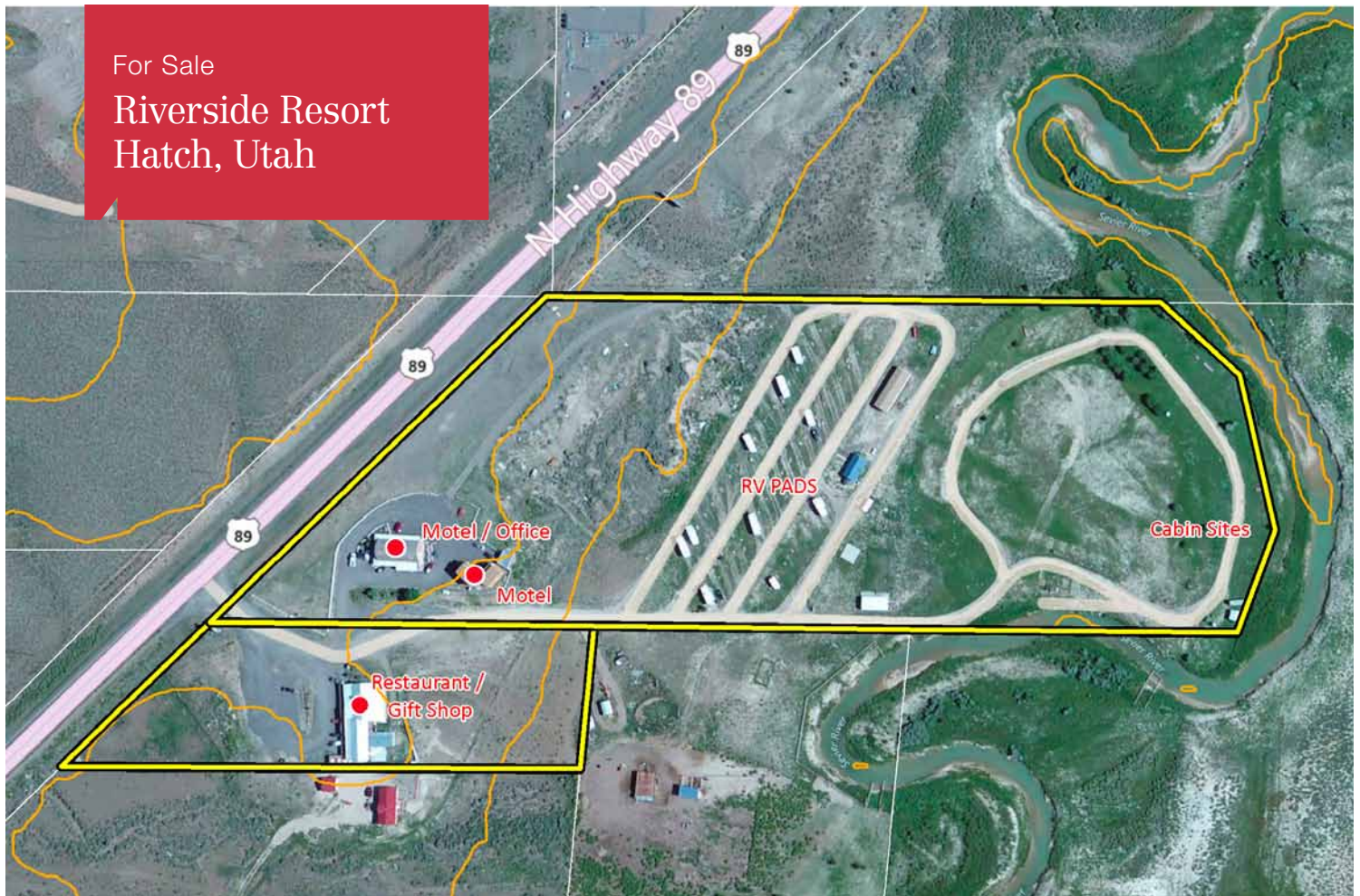
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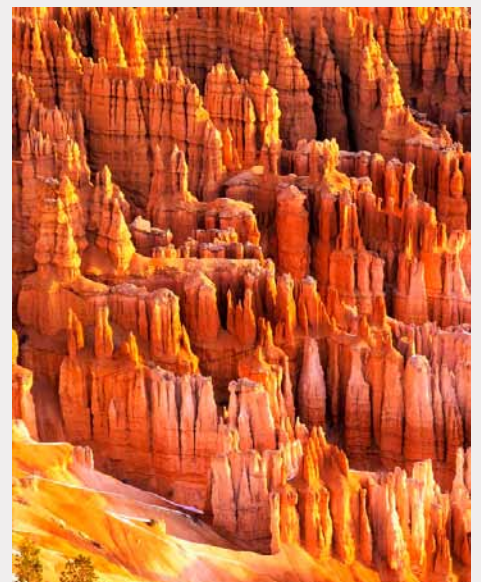


Bryce Canyon National Park



Bryce Canyon National Park

Magnificent Bryce Canyon, just a half hour away, will leave you staring in utter amazement into its vast, spectacular panorama of multi-colored stone spires. Dappled in pastel shades of red, orange, cream and gold, the gigantic horseshoe shaped amphitheataters of the Canyon are the dramatic result of millions of years of erosion.



Zion National Park



Zion National Park

Less than an hour's drive away, you can find yourself winding through magnificent Zion National Park - the oldest National Park in Utah and the most visited. Like a Yosemite made of sandstone, Zion's massive stone towers rise precipitously from the richly forested canyon floor and the sparkling Virgin River.