

DOWNTOWN MOAB, UT 84532



477 SOUTH MAIN STREET

GRAVITY HAUS - FORMERLY KNOWN AS THE RADCLIFFE

477 SOUTH MAIN STREET



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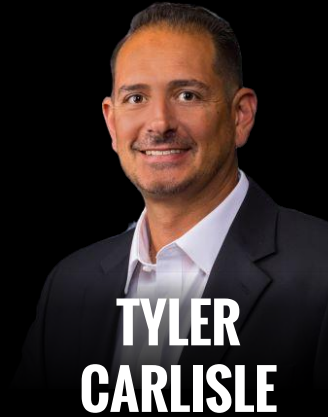
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SECTION 1
EXECUTIVE SUMMARY



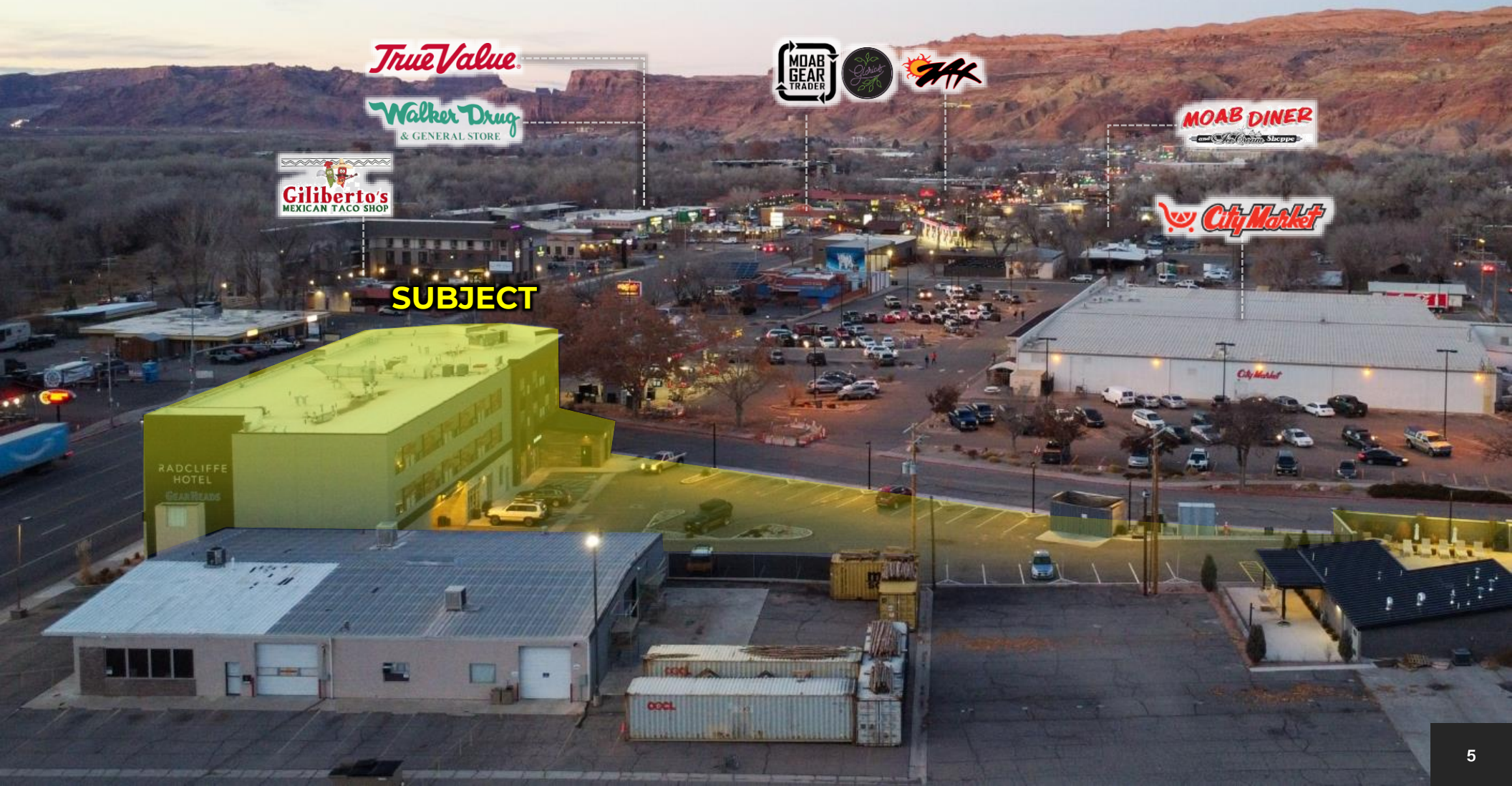
PROPERTY SUMMARY

TYPE	▪ HOTEL
ROOMS	▪ 38
OFFERING PRICE	▪ \$15,500,000
BUILT	▪ 2021
PARKING	▪ 74 Spaces
BUILDING SF	▪ 31,500
LOT AC	▪ 1.45

Formerly known as The Radcliffe, Gravity Haus Moab is nestled in the heart of downtown Moab with unparalleled access to vibrant culture, beloved restaurants, bars, shops and just minutes from adventure in Moab's outdoor playground.

Enjoy an outdoor pool and hot tub surrounded by iconic red rock views, spacious hotel rooms, convenient gear storage, and dog friendly accommodations.

477 SOUTH MAIN STREET



True Value

Walker Drug
& GENERAL STORE

Gilberto's
MEXICAN TACO SHOP

MOAB
GEAR
TRADER

Gharib

AA

MOAB DINER
and Specialty Shoppe

CityMarket

SUBJECT

RADCLIFFE
HOTEL
GRANDEAS

PROPERTY OVERVIEW

Welcome to Gravity Haus, a premier 38-room hotel nestled in the heart of downtown Moab, offering a unique opportunity for a savvy investor or hospitality enthusiast. This modern masterpiece, with a 31,500 square foot building, was meticulously constructed in 2021, providing guests with state-of-the-art accommodations and amenities.

The hotel stands proudly on a spacious 1.4-acre lot, ensuring ample room for guests to explore and enjoy the scenic surroundings. With 74 designated parking spaces, convenience and accessibility are paramount, ensuring a hassle-free experience for both guests and staff.

At 477 South Main Street, Gravity Haus enjoys a prime location, making it a focal point for visitors seeking adventure in the vibrant town of Moab. Beyond its exceptional accommodation, the property boasts a leased 5,000 square foot retail space named "Gear Heads." This dynamic retail space, committed to a 15-year lease with 5-year extensions, adds a significant revenue stream and contributes to the property's overall appeal. The lease commenced in 2021, aligning with the hotel's inception.

Complementing the hotel's offerings is the owner-operated 2,500 square foot restaurant, Il Posto Rosso. This culinary gem not only enhances the guest experience but also presents an opportunity for the new owner to capitalize on the thriving food and beverage industry within the region.



PLAY VIDEO



WEBSITE



INSTAGRAM



FACEBOOK





LOBBY AREA



AMENITIES

GRAVITY HAUS: DOWNTOWN MOAB

RECOVERY + WELLNESS

Start or end your epic adventure with our heated outdoor pool + hot tub.

GEAR STORAGE

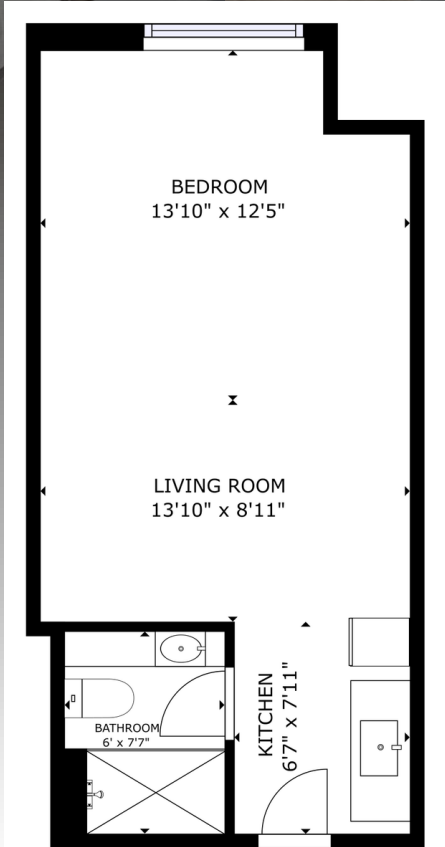
Each room is supplied with an in-room Steadyrack bike rack for convenience and effortless travel. Please contact our front desk to request a reusable bike & adventure towel.

STAY CONNECTED

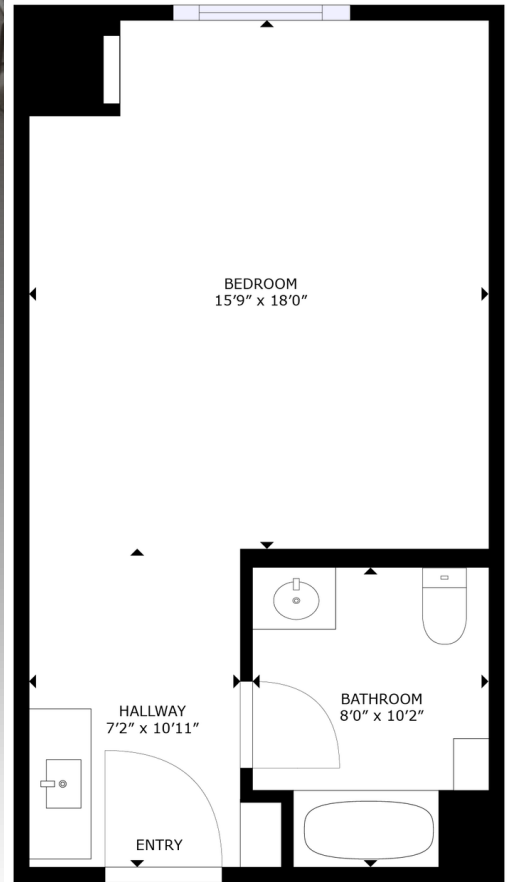
High-speed internet in every room, for free

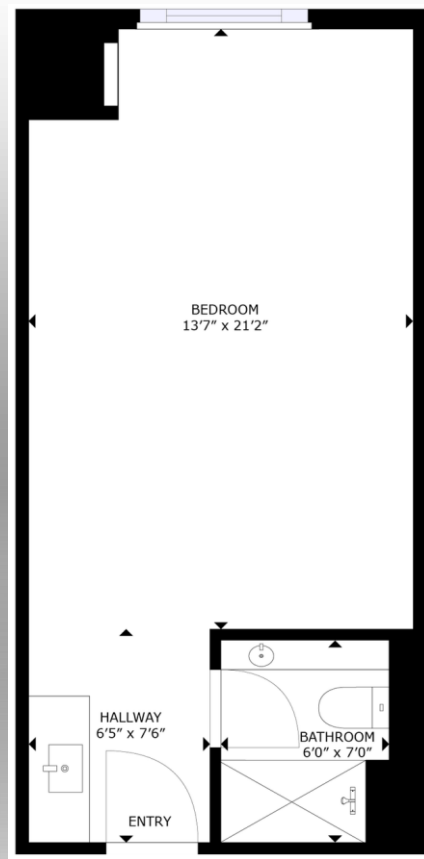


1 KING, 1 BATH, COUCH



1 KING, 1 BATH, SMALL COUCH (ADA)





2 QUEEN, SMALL COUCH, 1 BATH





SECTION 2
LOCATION OVERVIEW

MOAB, UTAH

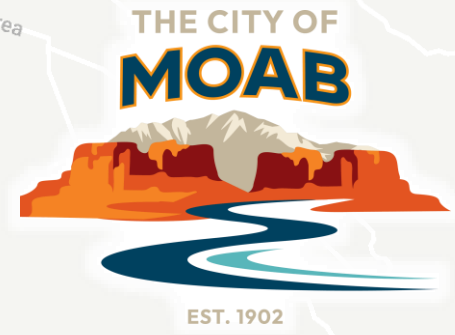
Welcome to Moab, Utah, where Arches and Canyonlands National Parks are just a part of the breathtaking red rock landscapes that surround this stunning destination. Combining small-town hospitality with unparalleled natural beauty and the cool waters of the Colorado River, Moab has become one of the most sought-after destinations in the American Southwest.



Moab is a mecca for outdoor enthusiasts, and the Moab Portfolio is the perfect basecamp for exploring all that the area has to offer. Just a short drive from the inn, visitors can find Arches National Park, where they can hike among towering sandstone formations and take in sweeping desert vistas.

As you explore the unique scenery of Moab, take time to relax and enjoy the welcoming hospitality of this charming resort town. Thanks to its perfect climate, Moab attracts year-round outdoor events and festivals, while the downtown business district has responded with an array of restaurants, microbreweries, shops, and galleries. Whether you're in the mood for regional southwestern cuisine or world-class gourmet fare, Moab's diverse culinary scene is sure to satisfy any palate. And for those looking for a souvenir to remember their visit, the downtown shops offer a great selection of southwestern arts and jewelry, t-shirts, and much more to browse through at your leisure.





★ **gravity haus**

DOWNTOWN MOAB

One of the most striking features of this property is its proximity to the world-renowned Arches National Park, located just a mere 5 miles away. Moab has earned its reputation as a hub for outdoor enthusiasts, and the BIG Gravity Haus serves as the ideal hub for embarking on adventures within this remarkable region. A brief drive from the inn will lead you to Arches National Park, where you can embark on awe-inspiring hikes amidst towering sandstone formations and revel in the expansive vistas of the desert terrain.

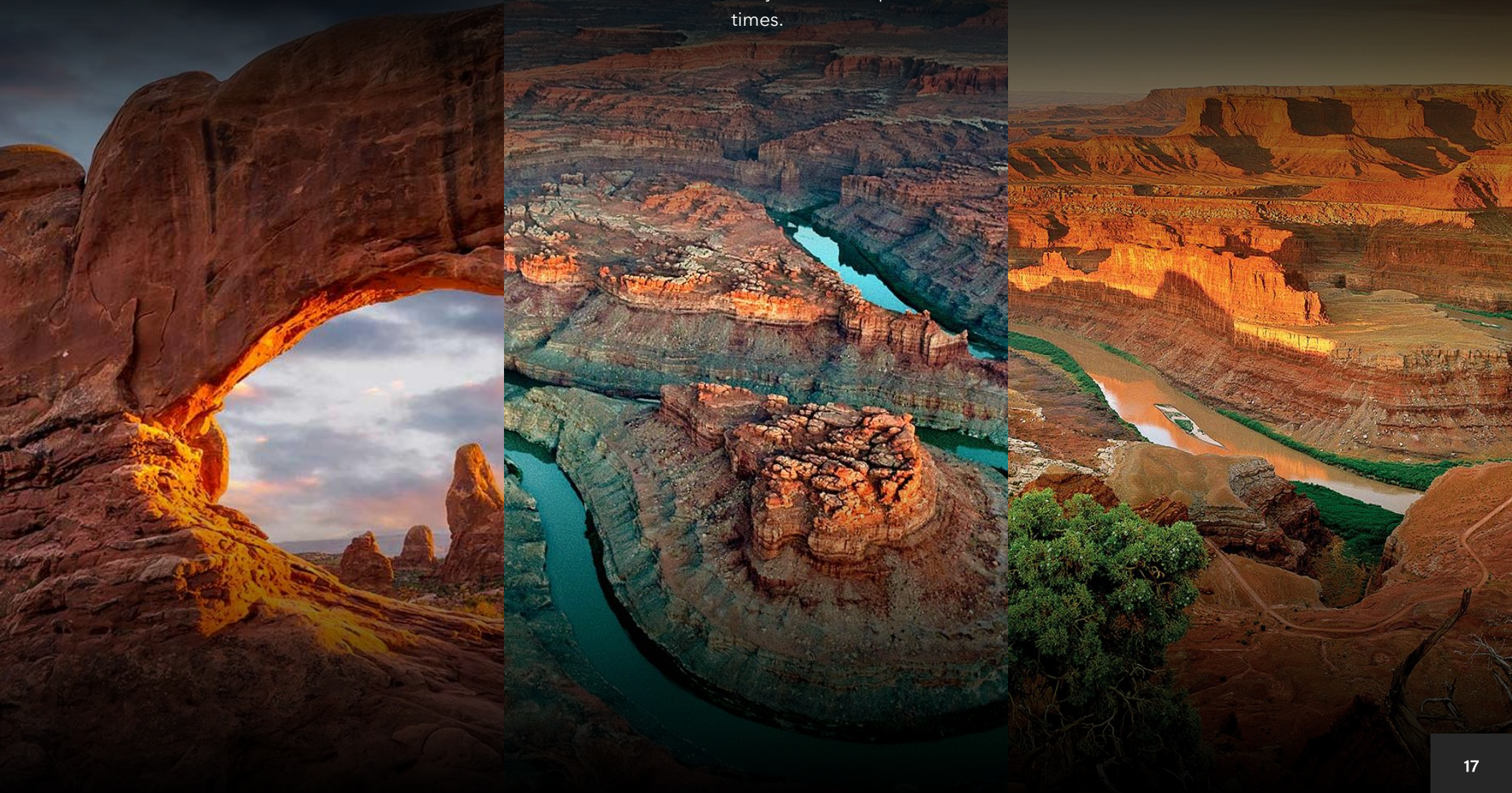


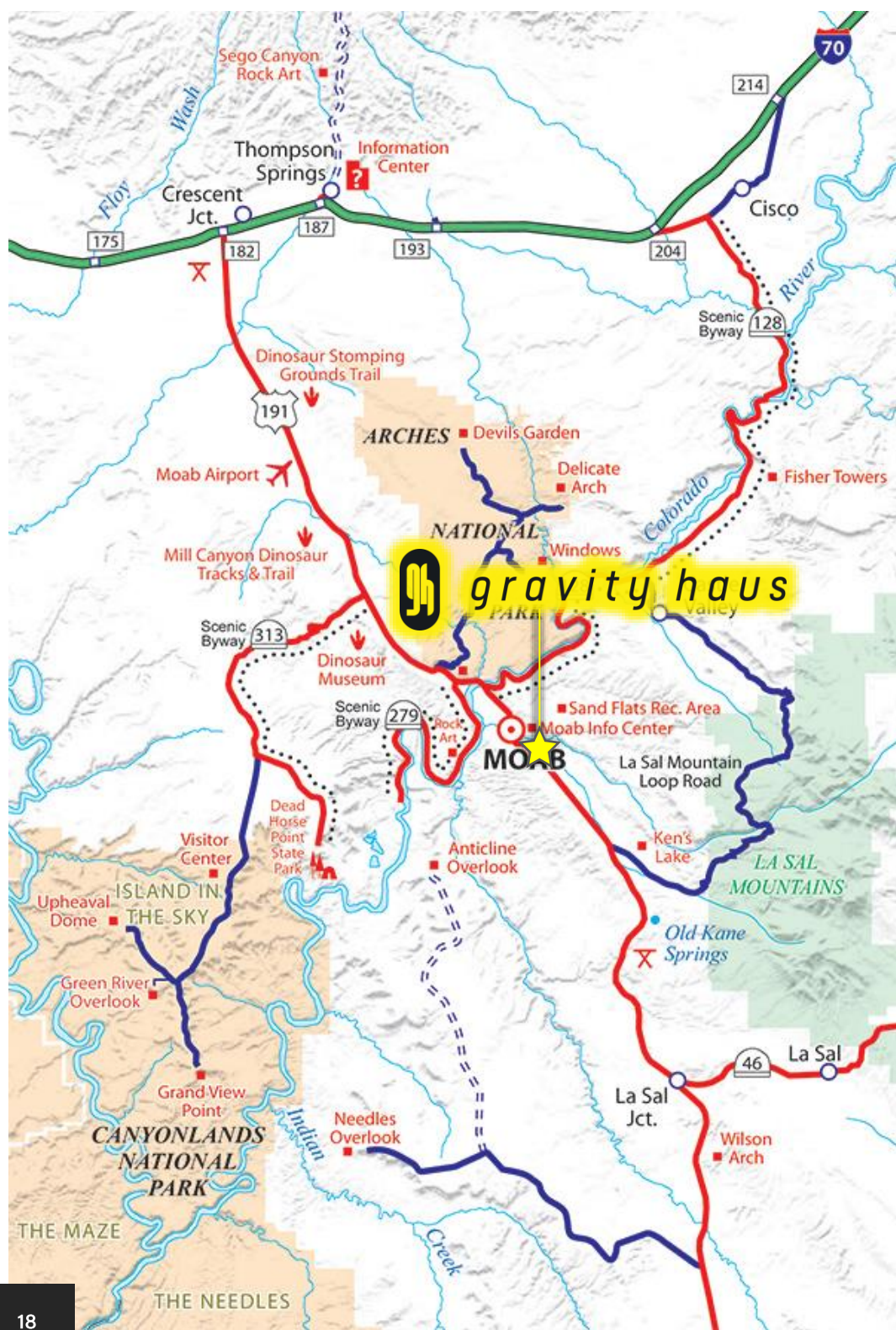
AREA SNAPSHOT

Arches National Park is home to over 2,000 natural arches. You may drive through the park and see balanced rocks, the window section, natural arches, petrified sand dunes, rock art and 100's of unique formations.

Canyonlands National Park is divided into three sections. -The Island in the Sky District is located 10 miles North of Moab, Utah on Highway 313. The Needle District is 40 miles south of Moab on Highway 211. Both of these roads are paved -The Maze District is a dirt 4WD road that may become impassable at times.

Access to Dead Horse Point is nine miles north of Moab on US 191. (Turn west on SR 313, then go 22 miles.) The visitor center, museum, campground compliment the spectacular overlook.





After an evening spent in town it's apparent how inspired, artistic, and passionate the locals of Moab are. Outdoor art exhibits are shown at nearly every street corner, and concerts, festivals and other events are almost always within reach. Yearly events like the Moab Folk Festival and Scots on the Rocks are a great way to experience Moab's strong sense of community, a community that knows the importance of protecting their home so everyone can enjoy it for years to come.

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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