

Vernal Inn

590 W. MAIN STREET ■ VERNAL, UT 84078



41 ROOM HOTEL IN A PREMIER TOURIST DESTINATION

APEX
Commercial Real Estate Services
KW SOUTH VALLEY
KELLERWILLIAMS



Property Summary

38,432

BUILDING SF

1.05

AC LOT

1961

YEAR BUILT

41

ROOMS

PRICING

OFFERING PRICE ▪ **\$2,600,000**

PROPERTY TYPE ▪ HOTEL

PARKING RATIO ▪ 38 SPACES

ZONING ▪ CC1

WALKSCORE ▪ 71 out of 100

Vernal Inn



590 W. MAIN STREET ■ PROPERTY OVERVIEW

Conveniently located along the highly visible Main Street, the Vernal Inn is a quaint hotel offering immediate accessibility to shops, local eateries, and tourist landmarks. This 41 room hotel featuring a 71 out of 100 WalkScore[®] serves as base to both immediate and regional tourism destinations.

The city of Vernal offers a travel back in time to explore the wonders of the past in Vernal – also known as “Dinosaurland” – where guests can delve into the world of dinosaurs and fossils. An ideal basecamp for visiting Dinosaur National Monument, Red Fleet State Park, Steinaker State Park or the Utah Field House of Natural History State Park Museum, the town is also a gateway to outdoor adventure, including hiking, mountain biking, rafting and more.

VERNAL INN DOUBLE SUITE



VERNAL INN FRONT OFFICE



VERNAL INN SINGLE SUITE

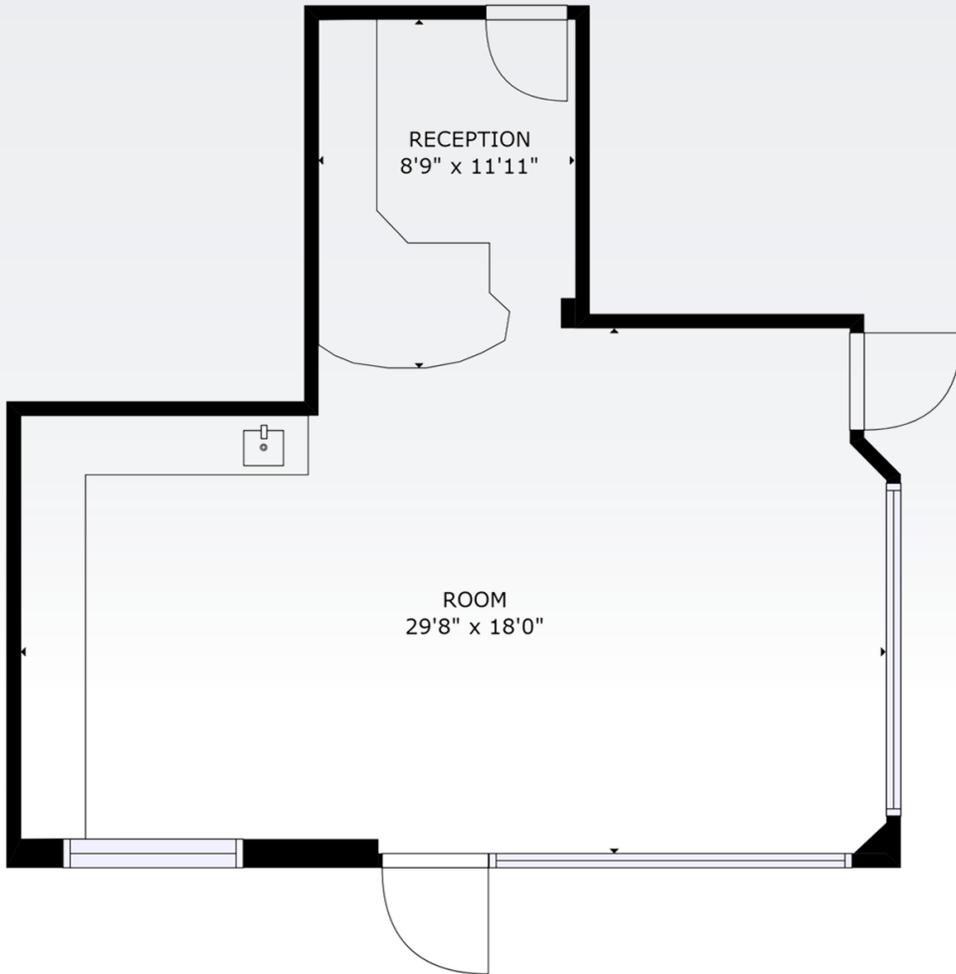


VERNAL INN STANDARD ROOM



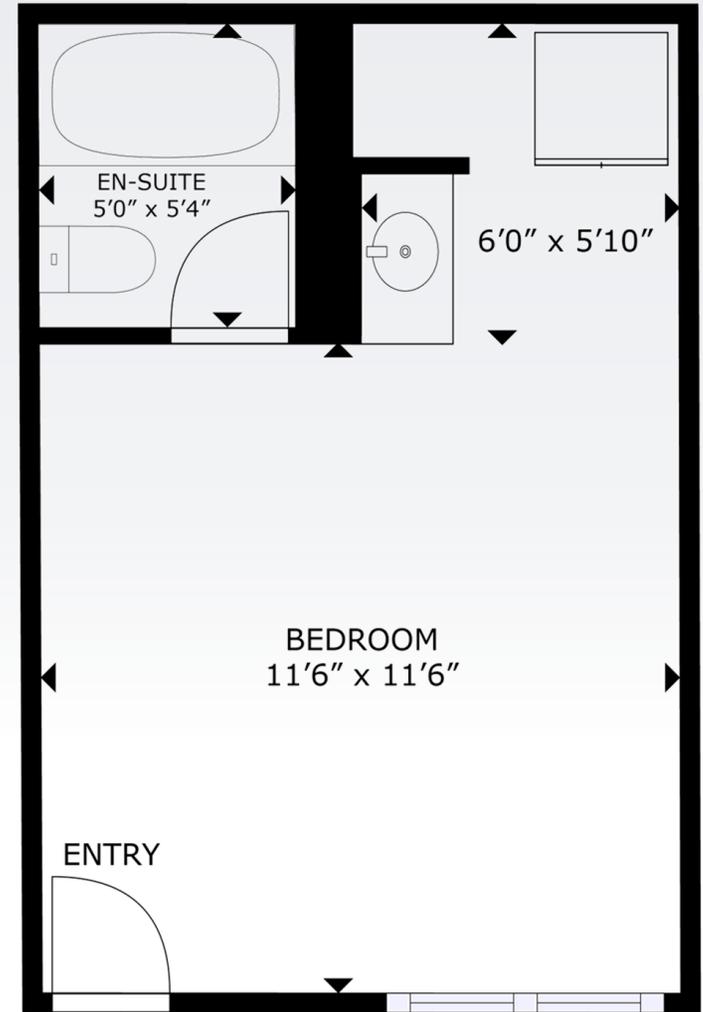
FLOORPLANS

MAIN LOBBY



586 SQUARE FEET

STANDARD SUITE



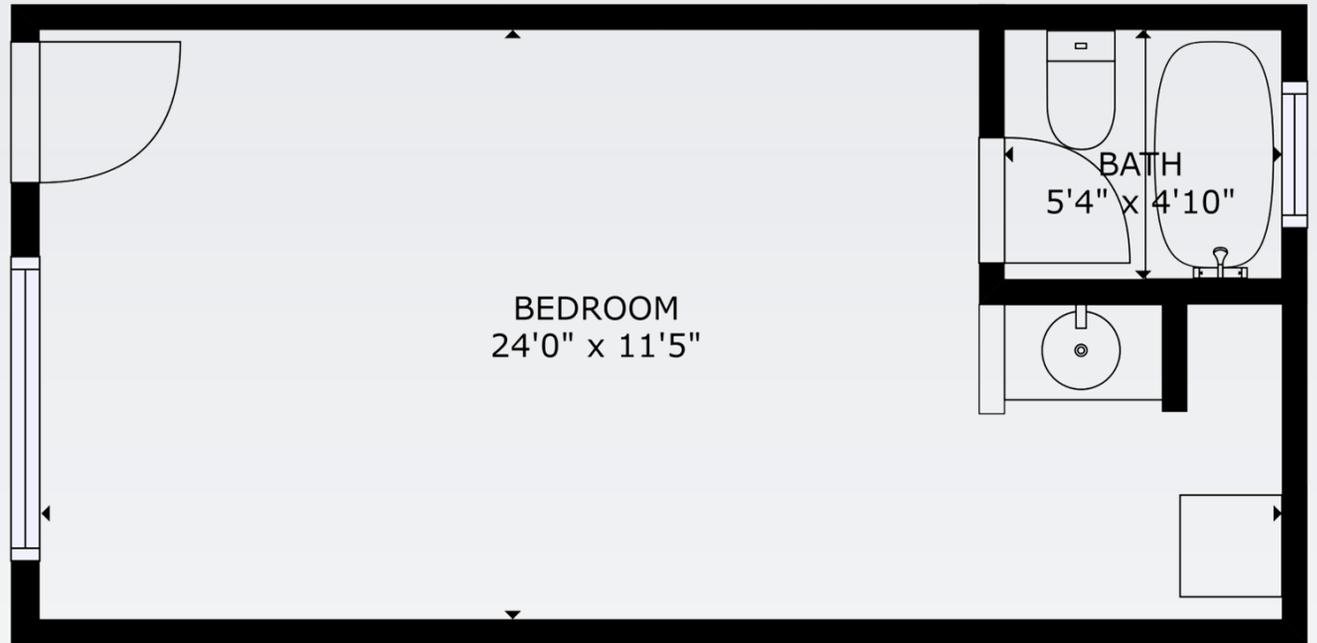
FLOOR PLAN

274 SQUARE FEET

FLOORPLANS

SINGLE SUITE

274 SQUARE FEET



DOUBLE SUITE

272 SQUARE FEET



WELCOME TO DINOSAURLAND

Utah's "Dinosaurland" is an exciting destination for outdoor recreation and taking a step back into prehistory. Visitors can enjoy a variety of museums and historical sites, outdoor activities, exploring, and relaxation in rugged nature. Vernal and the rest of Uintah County, Utah has always been a land of adventure, for millions of years!

PREMIER AMENITY PACKAGE



STATE PARKS: Dinosaurland has 3 Utah state parks and a state park museum. Each park offers unique scenery and places to explore. The state parks are great places to go to spot local wildlife too.



RIVER RAFTING: Some of the rivers in Dinoland are good for easy-going rafting for when you want to relax and see the landscape from the river. But the Green River also has a stretch of Class III and Class IV whitewater rapids that being thrill-seekers from all around the world!



MUSEUMS: From the time of the dinosaurs to today, the Vernal area is full of history. There are multiple museums available for year-round visiting where you can learn about the life, culture, and events in Utah's Dinoland.

Unrivaled Tourist Destination

"Dinosaurland" is the nickname given to this area of northeastern Utah due to the many dinosaur fossils that have been discovered and studied in the area. Vernal is proud of its history and pre-history and hosts tourists all year round who want to come see evidence of the creatures that roamed this land anciently.



AMENITIES

Vernal features an abundance of restaurants to appeal to any palate, with sit-down fare and grab-and-go options, including Mexican, Chinese and American food. The town is also home to a variety of popular chains, buffets, a brewery and Freddy's, which specializes in steakhburgers and frozen custards.

Explore Vernal

Dinosaur National Monument

Explore the 1,500 bones in Dinosaur National Monument's Dinosaur Quarry Exhibit Hall, or enjoy outdoor adventure in the monument while hiking, camping or rafting, keeping an eye out for fossils and petroglyphs.

Green River

The Green River is one of the country's world-class river rafting destinations. You can also enjoy swimming, boating and more at Flaming Gorge National Recreation Area as well as Steinaker and Red Fleet state parks.

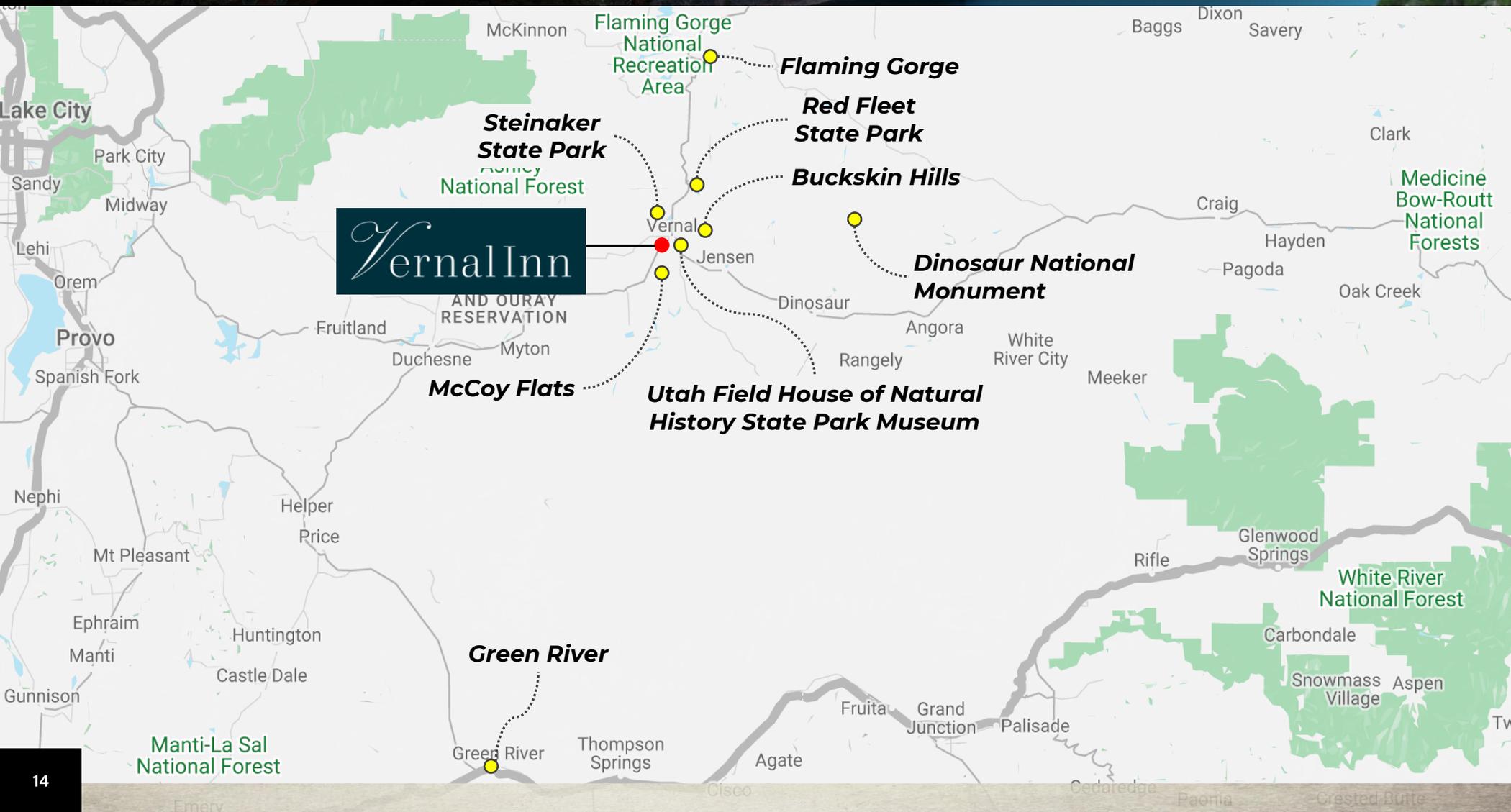
Buckskin Hills Recreation Complex

Buckskin Hills Recreation Complex offers year-round outdoor sports in Vernal. This includes mountain biking, ATV trails, a shooting range, drag strip and speedway, motocross, camping and a ski and snow tubing hill.





LOCATION	DISTANCE FROM SUBJECT	VISIT WEBSITE
Flaming Gorge	30.3 Miles	Location Website
Red Fleet State Park	10.4 Miles	Location Website
Buckskin Hills	5.89 Miles	Location Website
Steinaker State Park	4.67 Miles	Location Website
Dinosaur National Monument	31.3 Miles	Location Website
Utah Field House of Natural History	0.79 Miles	Location Website
McCoy Flats	8.96 Miles	Location Website
Green River	106.2 Miles	Location Website



LOCATION SNAPSHOT

Vernal, Utah, the county seat of Uintah County, is located 320 miles west of Denver, Colorado. The area offers spectacular beauty, impressive vistas, Fremont Indian Art, Jurassic Era Fossils and views of some of the earth's oldest rock formations.

The area is also rich in the arts, with the Uintah Arts Council providing year-round cultural events including the Community Concert Series and the popular Outlaw Trail Theater. Vernal also hosts one of the largest PRCA rodeo's in the United States. Held each July, the Dinosaur Roundup Rodeo has been voted one of the best outdoor rodeo's for several years.

Vernal is also home to the Utah Field House of Natural History Museum that showcases the geological and prehistoric grandeur of the area. The Field House is a natural partner with nearby Dinosaur National Monument which is the home of the largest deposit of Jurassic era fossils found to date.



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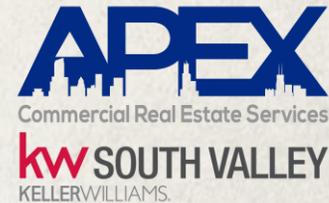


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