



PREMIER, HIGH-VISIBILITY, TURN-KEY RESTAURANT IN THE HEART OF KIMBALL JUNCTION

KIMBALL JUNCTION 6030 MARKET STREET | PARK CITY, UTAH 84098

FOR SALE \$1,200,000

Rare opportunity to acquire a fully built-out, high-end Italian restaurant in one of Park City's most established dining corridors.

Ghidotti's offers approximately 7,500 SF on the ground level, plus an expansive mezzanine level with additional square footage, creating multiple dining experiences within one cohesive, beautifully designed space.

This offering includes all furniture, fixtures & equipment (FF&E) and the ability to assume highly favorable lease terms, making it an exceptional turn-key opportunity for a restaurateur or established group looking to enter or expand within the Park City market.

**BERKSHIRE
HATHAWAY**
HOMESERVICES | UTAH
PROPERTIES

COMMERCIAL DIVISION

PROPERTY HIGHLIGHTS

KIMBALL JUNCTION 6030 MARKET STREET | PARK CITY, UTAH 84098

- **Approx. 7,500 SF – Ground Level**
- Additional Mezzanine Level with bar and dining
- Multiple indoor dining areas + private dining flexibility
- Full-service bar(s) on both levels
- Extensive commercial kitchen with hood system and infrastructure in place
- All FF&E included in sale
- Strong existing build-out with high-end finishes
- Ample on-site parking
- Prime Kimball Junction location with year-round traffic
- Favorable lease terms to be inherited by Buyer
- Turn-key opportunity – avoid long build-out timelines and capital costs

INTERIOR & DESIGN FEATURES

- Dramatic ceilings and architectural detailing
- Warm, upscale Italian-inspired design
- Multiple dining environments:
 - › Main dining room
 - › Elevated mezzanine with additional bar
 - › Private dining capability
- High seating capacity
- Well-positioned bar areas designed for strong beverage sales
- Fully equipped commercial kitchen designed for high-volume service

IDEAL FOR

- Established restaurant groups expanding into Park City
- Chef-driven concept seeking immediate occupancy
- Hospitality group wanting to avoid costly ground-up build



PROPERTY PHOTOS

KIMBALL JUNCTION 6030 MARKET STREET | PARK CITY, UTAH 84098



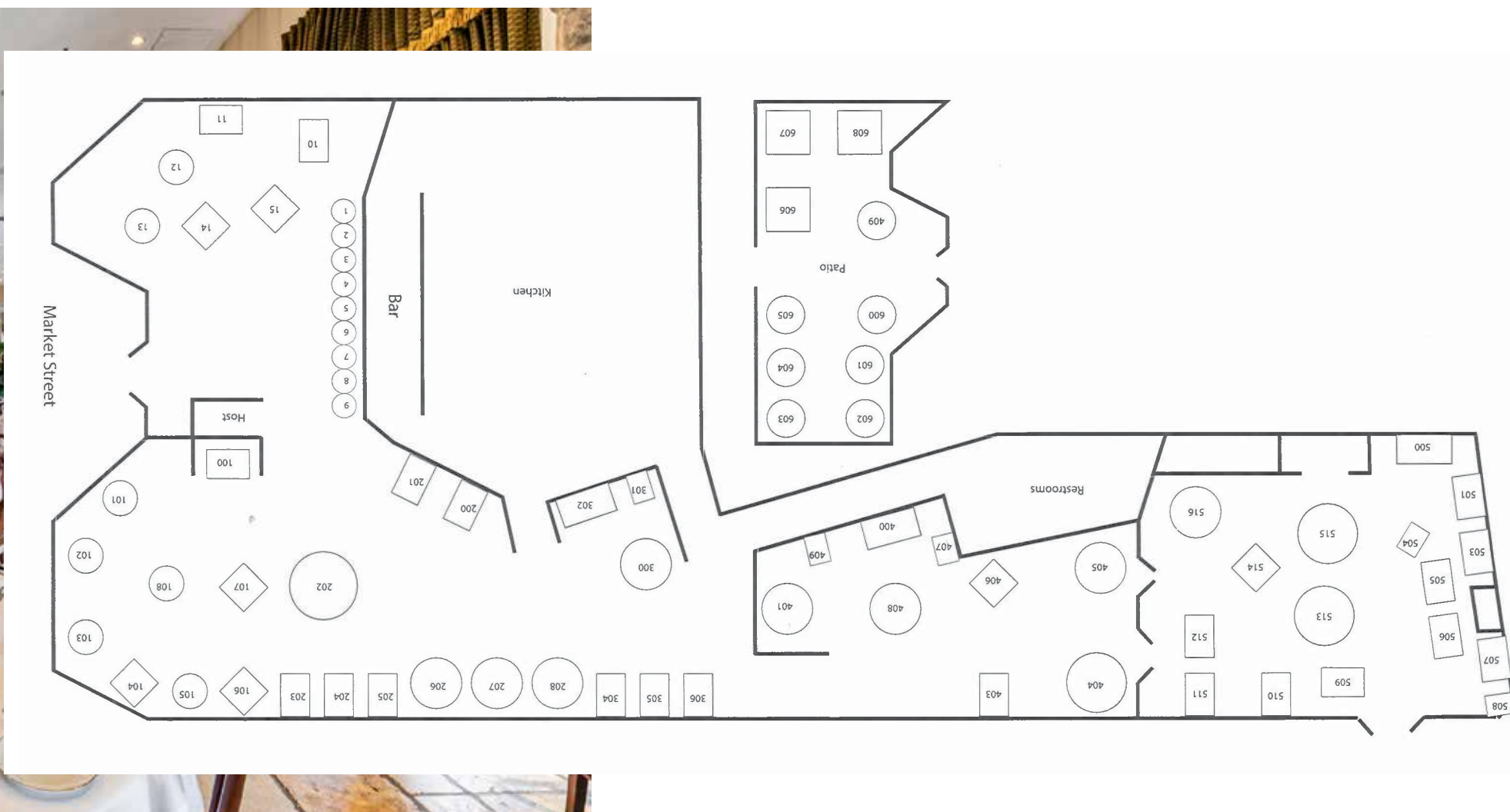
PROPERTY PHOTOS

KIMBALL JUNCTION 6030 MARKET STREET | PARK CITY, UTAH 84098



FLOOR PLAN

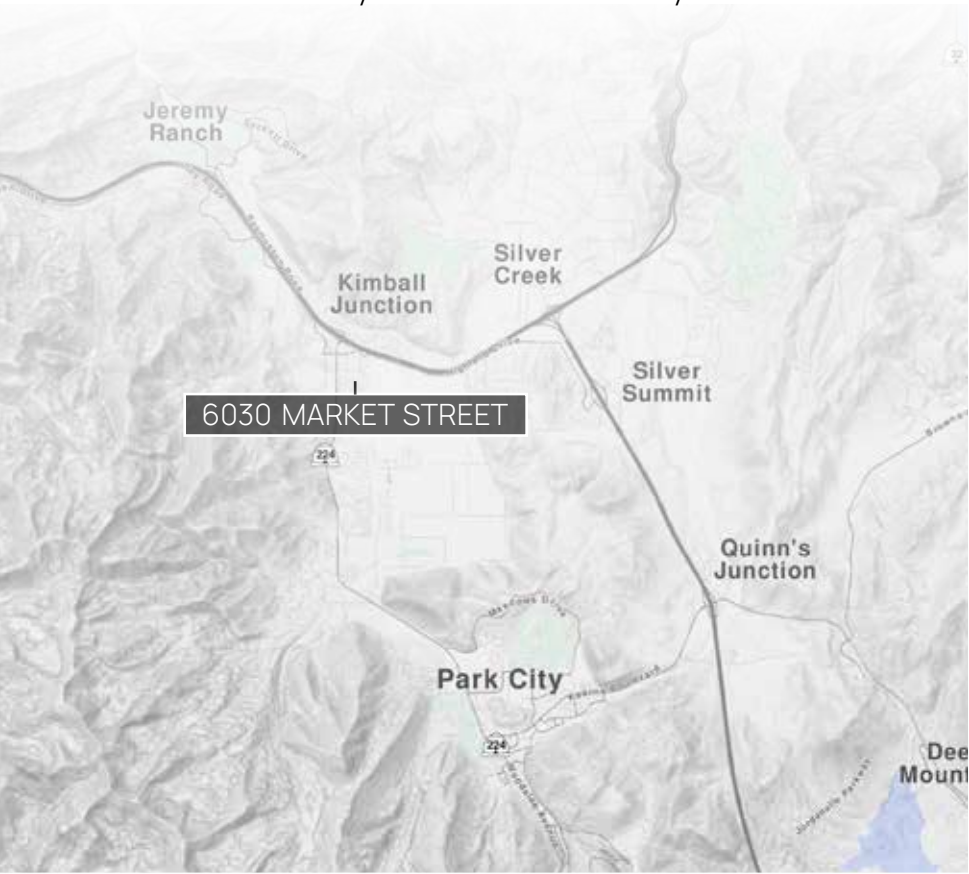
KIMBALL JUNCTION 6030 MARKET STREET | PARK CITY, UTAH 84098



LOCATION HIGHLIGHTS

KIMBALL JUNCTION 6030 MARKET STREET | PARK CITY, UTAH 84098

- Located in one of Park City's primary commercial hubs
- Immediate access to I-80
- Surrounded by national retailers, local dining, and dense residential
- Year-round traffic from locals, second-home owners, and tourists
- Minutes to Park City Mountain and Deer Valley





JILL SNYDER
435-671-0793
jill@utahcre.com

TODD MCLACHLAN
801-520-9005
todd@utahcre.com

CHELSEA WALL
435-671-3541
chelsea@utahcre.com

**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION

© 2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. Berkshire Hathaway HomeServices and/or its representatives do not warrant or guarantee this information. Information herein was provided by Owner/Seller. Lessee/Purchaser is responsible to confirm any information considered a factor in a decision to lease or purchase.