



PRIME MAIN STREET INVESTMENT PROPERTY FOR SALE

562 MAIN STREET

PARK CITY, UTAH

**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION



Property Summary

TYPE: RESTAURANT

ADDRESS: 562 MAIN STREET

SALE PRICE: \$9,500,000

TOTAL SF: 5,780

An exceptional opportunity to own a landmark commercial property in the heart of Park City's Historic Main Street. Home to the established Fletcher's Restaurant, this beautifully restored building combines historic charm with modern construction.

The property underwent a substantial renovation completed in 2015, preserving its historic character while incorporating a new structural framework and updated interiors. The restoration earned recognition from Park City's Historic Preservation Board.

Fletcher's will remain in place under a new lease, providing the incoming owner with an established tenant and the opportunity for long-term rental income. The property features two levels of dining and entertainment space, including the distinctive downstairs Library Lounge.



562 Main Street, Park City, UT 84060



Property Highlights

- Exceptional location on Park City's Historic Main Street
 - 5 year true NNN lease in place with annual increases
 - 5.17% cap rate
 - Established restaurant tenant remaining under new lease
 - Opportunity to acquire a stabilized, income-producing Main Street asset
 - Long-term ownership opportunity in Park City's historic commercial district
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- Prime location in the heart of Historic Main Street
 - Strong visibility along one of Park City's most recognizable commercial corridors
 - Year-round tourism supported by skiing, summer recreation and major events
 - Convenient access to Park City Mountain's Town Lift
 - Proximity to luxury residential communities and world-class resort amenities
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- Award-winning historic restoration completed in 2015
 - Extensive structural reconstruction incorporating preserved historic materials
 - Distinctive mountain-modern interiors with reclaimed wood, exposed brick and fireplaces
 - Multiple dining areas and private event spaces
 - Outdoor patio dining
 - Access and surrounding amenities
 - Public parking garage located behind the property
 - Directly across from Park City's Old Town Transit Center

562 Main Street, Park City, UT 84060

Property Photos



Property Photos



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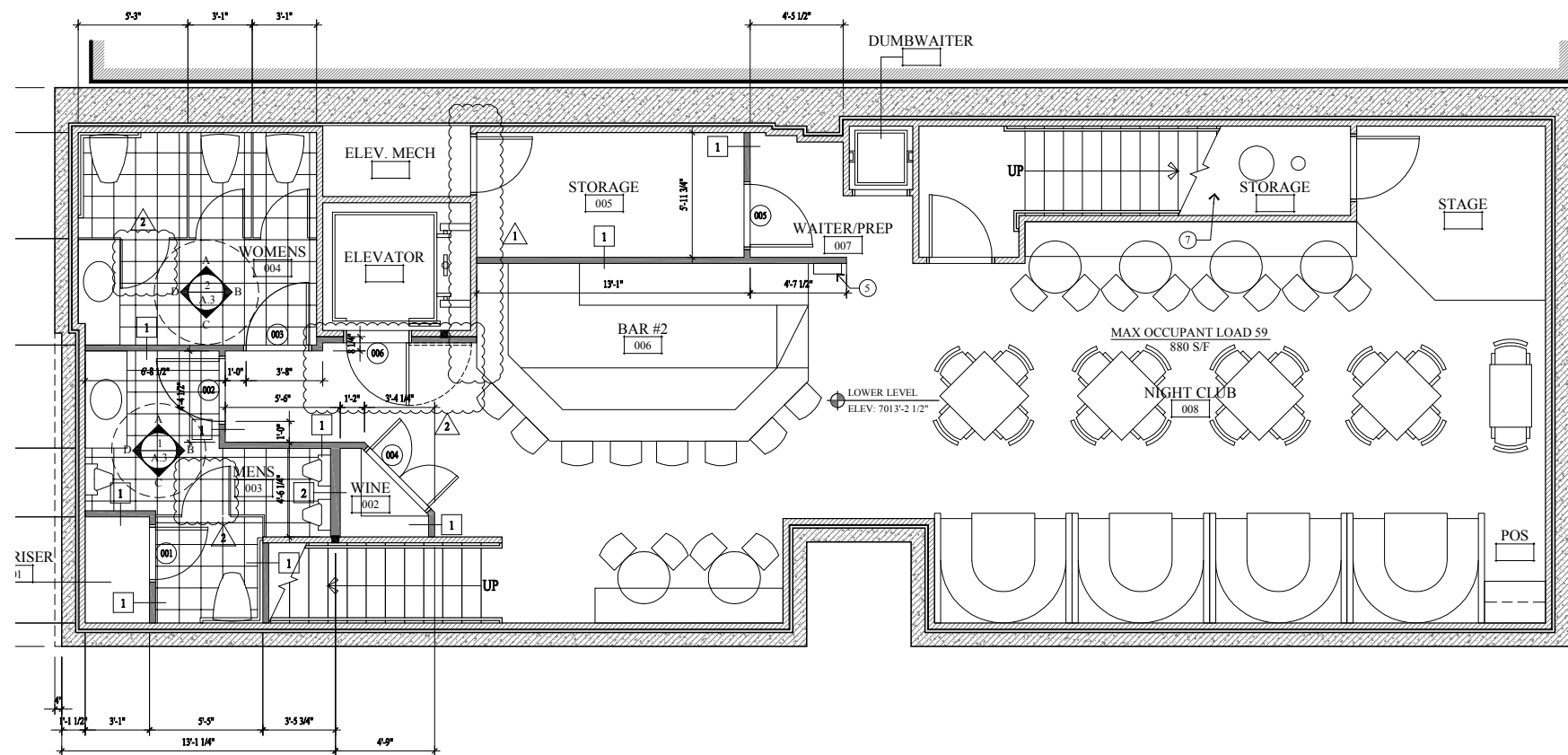
STREET LEVEL



562 Main Street, Park City, UT 84060

Floor Plans

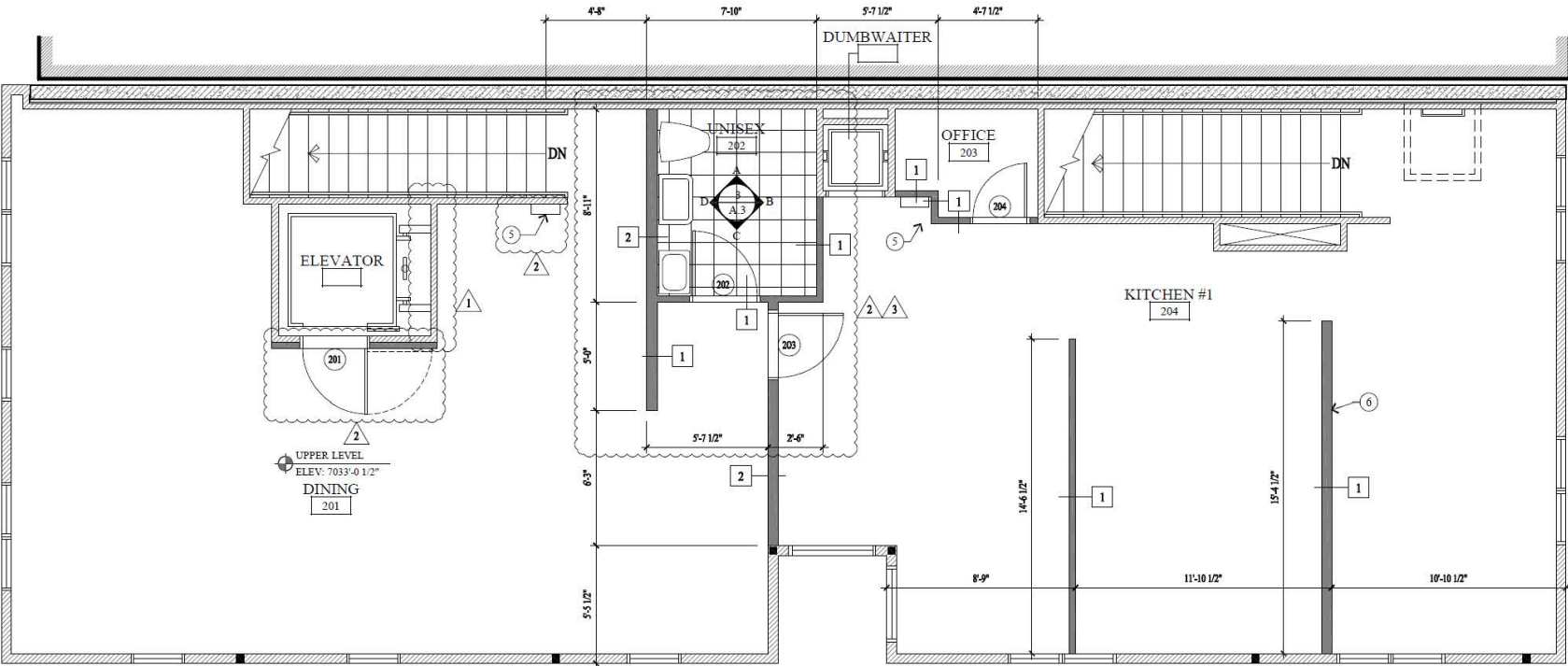
LOWER LEVEL



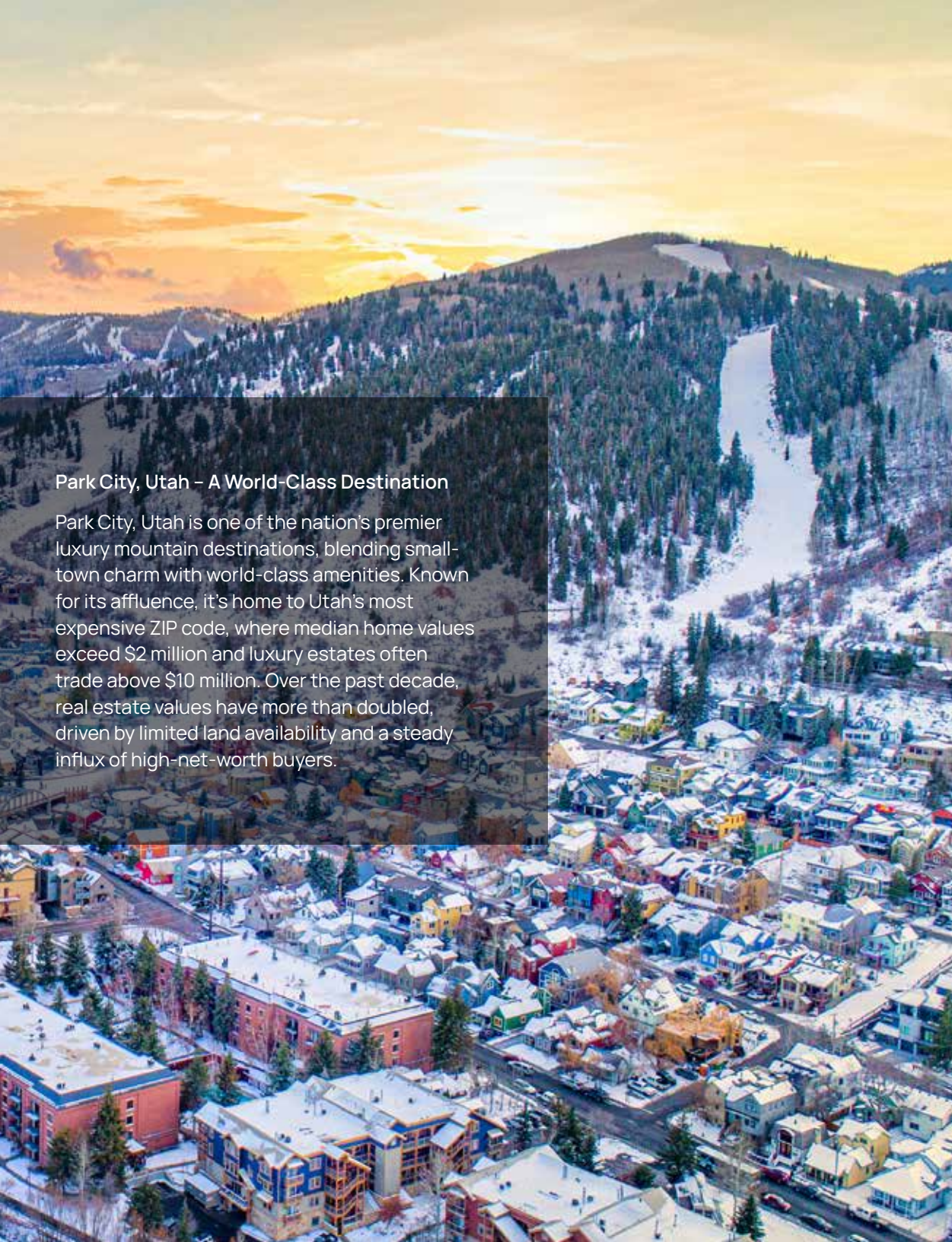
LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

Floor Plans

UPPER LEVEL



 UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



Park City, Utah – A World-Class Destination

Park City, Utah is one of the nation's premier luxury mountain destinations, blending small-town charm with world-class amenities. Known for its affluence, it's home to Utah's most expensive ZIP code, where median home values exceed \$2 million and luxury estates often trade above \$10 million. Over the past decade, real estate values have more than doubled, driven by limited land availability and a steady influx of high-net-worth buyers.

Location Overview

Year-Round Appeal

Park City offers year-round appeal. In winter, it boasts Deer Valley Resort and Park City Mountain—one of the largest ski resorts in the U.S. Summer brings hiking, mountain biking, golf, and live music, while the Sundance Film Festival and vibrant arts scene draw international attention. Fine dining, boutique shopping, and lively nightlife on historic Main Street complete the experience.

Accessibility is another key advantage: Park City is just 35 minutes from Salt Lake City International Airport, with direct flights from major U.S. and international cities. This convenience has fueled demand from second-home buyers and global investors. With its unmatched mix of lifestyle, luxury, and sustained market growth, Park City stands out as a rare blend of recreation and investment opportunity.



562 Main Street, Park City, UT 84060



Location Overview

Greatest Snow on Earth

Winter in Park City is unparalleled. Home to two of the country's top rated ski resorts, Park City Mountain and Deer Valley Resort. Not only did the resorts host many of the 2002 Winter Olympic events, they also offer sleigh rides, mountain side dining, and shopping. Each resort received over 600" of snow fall in the 2022-2023 season. In addition to alpine skiing and snowboarding, Park City offers world class backcountry skiing, cross country skiing on the many miles of groomed trails, snowshoeing, snowmobiling, ice skating, sledding, and dining opportunities.

Deer Valley Resort

Average Snow Total: 300" / Skiable Acres 5,700+

Park City Mountain

Average Snow Total: 360" / Skiable Acres 7,300+



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Location Overview

Come for the Winter, Stay for the Summer

With so much to do during the summer, more and more people visit Park City specifically for the hiking, mountain biking, golf, and water sports on the Jordanelle Reservoir. In the summer, Park City features more than 400 continuous miles of trails which span over two resorts and 7,300 acres with an additional 8,000 acres of preserved open space and has been awarded the International Mountain Biking Association's highest Gold-Level Ride Center designation. This trail system provides the ideal setting for hiking, mountain biking, and trail running.

Situated just east of Park City and north of the Heber Valley, the Jordanelle Reservoir boasts some of the best boating, hiking, mountain biking, camping, wakeboarding, water skiing, stand up paddleboarding, and fishing in the state. Whether you plan on spending a day, weekend, or more, the Jordanelle and Deer Creek Reservoirs offers adventures and recreations for everyone.

Summer X Games - Salt Lake City

The X Games Salt Lake City was the primary summer event of 2025. The event marked the 30th anniversary of X Games and is slated to return in 2026. Park City has been named a contender for the 2027 Winter X Games.



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Location Overview

Salt Lake City International Airport

Salt Lake City International Airport (SLC) is a vital gateway for Park City and the Intermountain West, with 28.4 million passengers in 2024, up 5.2% from the previous top year. It now ranks among the top 25 busiest U.S. airports, offering 300 daily departures to 100 nonstop destinations, including international hubs. The airport's massive redevelopment—on track to increase capacity to 34 million passengers by 2026—is reshaping access to the region.

SLC is consistently celebrated for its operational excellence and traveler satisfaction. With an on-time departure rate of ~83.8% and arrival rate of ~84.8%, it ranks first in North America and fourth globally. J.D. Power places it 3rd among large airports in the U.S. for customer satisfaction, and global rankings place it among the top 10 most reliable airports worldwide. This level of performance ensures seamless connectivity for high-end travelers, strengthening Park City's allure as an investment destination.

Record-Breaking Reach (2024)

- 28.4M passengers (up 5.2% YoY)
- Top 25 busiest U.S. airports
- Capacity expanding to 34M by 2026

Elite Operational Efficiency

- #1 in North America for on-time departures (83.8%)
- Top 4 globally for arrival punctuality (84.8%)
- ~300 daily flights to 100+ destinations

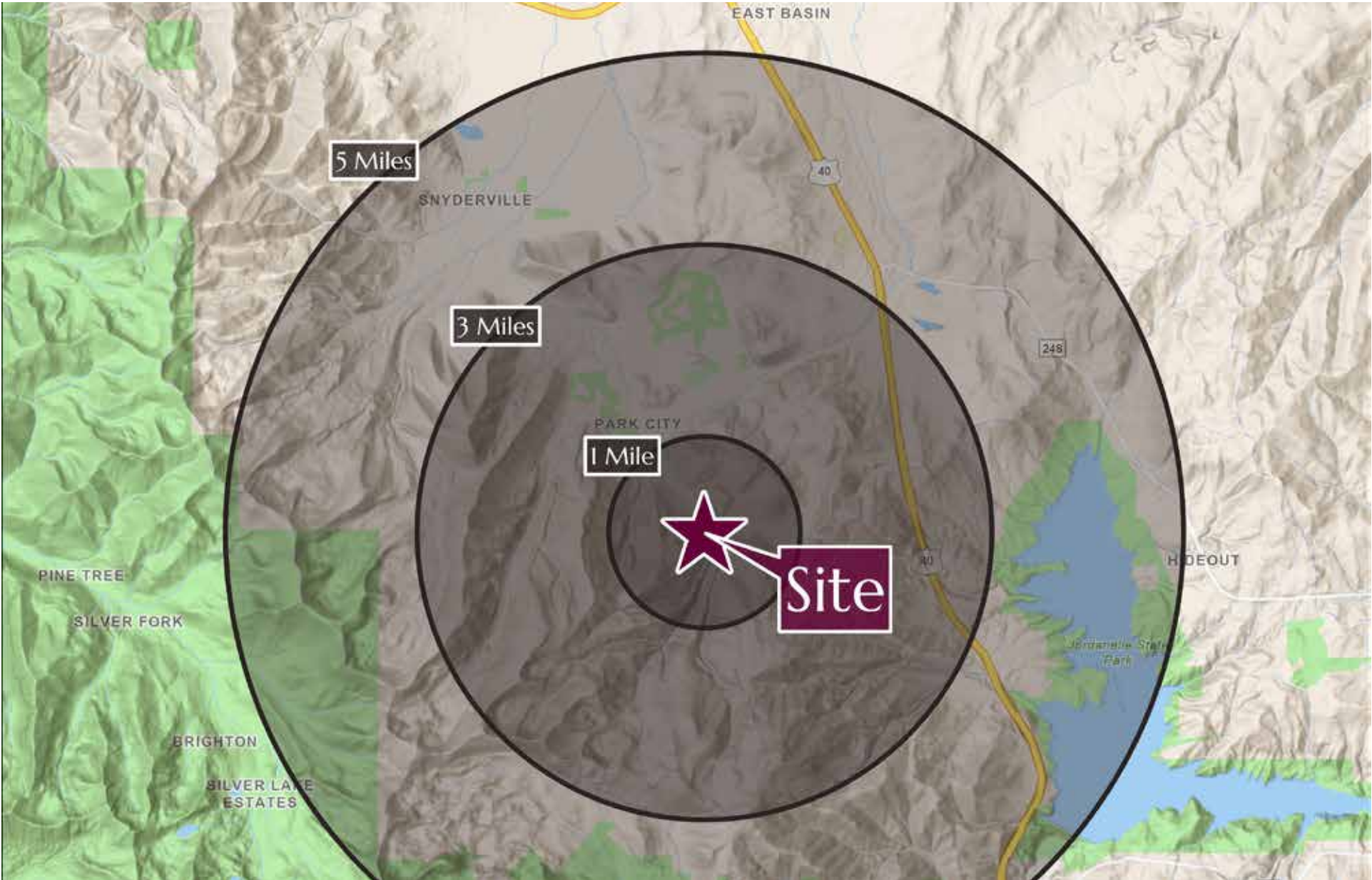
Economic Impact

- \$5.5B+ in redevelopment investment
- Thousands of construction & airport jobs
- Largest airport rebuild in U.S. history

World-Class Connectivity

- Direct flights to London, Amsterdam, Paris, and 100+ U.S. cities
- Delta hub (accounts for 70% of traffic)
- Just 35 minutes from Park City

Location Overview



Demographics-5 Mile Radius

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



427 Main Street, Park City, UT 84060



15,563

Residents



7,878

Households



32,000

Daytime Population



\$252,769

Average Income



42.0

Median Age



41.9%

Bachelor's Degree

Population

5 Mile Radius

2026 Estimated Population	18,563
2031 Projected Population	18,041
2020 Census Population	15,363
2010 Census Population	12,838
2010-2026 Historical Annual Rate	2.8%
2026-2031 Projected Annual Rate	-0.6%
2026 Median Age	42.0

Households

2026 Estimated Households	7,878
2031 Projected Households	7,845
2020 Census Households	6,189
2010 Census Households	4,797
2026-2031 Projected Annual Rate	-
2010-2026 Historical Annual Change	4.0%
2026 Average Household Size	2.3

Income

2026 Estimated Average Household Income	\$252,769
2026 Estimated Median Household Income	\$157,053
2026 Estimated Per Capita Income	\$107,318
2025 Per Capita Income	\$125,000
2030 Projected Per Capita Income	\$83,428
2030 Projected Median Household Income	\$189,000

Housing

2026 Estimated Total Housing Units	14,000
2026 Estimated Owner Occupied Units	40.2%
2026 Estimated Renter Occupied Units	16.1%
2025 Renter-Occupied Units	22.0%
2026 Estimated Vacant Housing	43.7%
2026 Median Home Value	\$1,432,149

Employment

Total 2026 Population 16+	10,733
2026 White Collar	73.2%
2026 Services	14.7%
2026 Blue Collar	26.8%

562 MAIN STREET

PARK CITY, UTAH

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