

United Hairlines Salon & Day Spa Business (4832)

Closing Date:

Investment/Other



352 E Riverside Dr Suite B-2
St. George, UT 84790

Property Class:
YearBuilt:

Description: Hair salon business with repeat clientele. Upscale, professionally designed interior. Has 21 hair stations, 7 nail stations, 2 massage therapy rooms, 1 esthetician room. Includes \$90,700 in FF&E. Gross revenue for 2009 = \$104,479. Condo space (4,500 SF) for sale separately at \$495,000 or for lease at \$.82/SF NNN.
Loopnet=16500374 Flex=10-123951 Paragon= PropertyLine= BizBuySell=497771 OtherID=

Listing Date: 10/12/2010
Transaction ID: 4832
Available SF:
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Business Only Listing
Sale Price:
List Price: \$135,000.00
CAP: n/a
Zoning:

Santa Clara Chevron C-Store (5302)

Closing Date:

Investment/C-Store



2275 W Santa Clara Dr
Santa Clara, UT 84765

Property Class:
YearBuilt: 1996

Description: Convenience store, with 4 car wash bays, situated on .72 acre. Located near a high school and a middle school. Inventory sold separately.
Loopnet=16837948 Flex=10-123258 Paragon= PropertyLine= BizBuySell=557692 OtherID=

Listing Date: 7/22/2010
Transaction ID: 5302
Available SF: 3200
Acres: 0.72
Lot SF: 31363
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$985,000.00
CAP: n/a
Zoning:

Pine Valley Lodge Mountain Retreat (5445)

Closing Date:

Investment/Hotel/Motel



960 N Main St
Pine Valley, UT 84781

Property Class:
YearBuilt: 2002

Description: Nestled at the base of Pine Valley Mountain. Only lodge open year round. Perfect set up for a family reunion center. Cross country skiing, tubing, sledding and snowboard runs nearby. Great trout fishing, hiking and trophy hunting. Historic, quiet, small town atmosphere. Only 40 minutes from Downtown St. George. Sale includes lodge, restaurant, general store, cabins, manager apartment, recreation center and fire pit area. City has approved proposed development addition.
Loopnet=16940957 Flex=10-125137 Paragon= PropertyLine= BizBuySell=574676 OtherID=

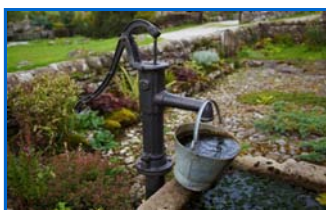
Listing Date: 10/21/2010
Transaction ID: 5445
Available SF: 7545
Acres: 2.2
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$698,000.00
CAP: n/a
Zoning: Com

Rare Water Rights Opportunity (5724)

Closing Date:

Investment/Other



UT-18 & Diamond Valley
Dr
Diamond Valley, UT

Property Class:
YearBuilt:

Description: 32.81 acre feet of water in the Diamond Valley area. Water right #81-405, application #A31750 (\$12,000 per acre foot). Information is deemed accurate but is not guaranteed. Buyer to confirm.

Listing Date: 6/7/2011
Transaction ID: 5724
Available SF:
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$393,720.00
CAP: n/a
Zoning:

Loopnet=17232957 Flex=11-130376 Paragon= PropertyLine= BizBuySell= OtherID=

Amazing Self-Serve Business (5694)

Closing Date:

Investment/Other



740 W Telegraph Suite 2
Washington, UT 84780

Listing Date: 3/8/2011
Transaction ID: 5694

Sale Price:
List Price: \$120,000.00

Available SF:
Acres:
Zoning:

CAP: n/a
Zoning:

Property Class:
YearBuilt:

Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Own your own self-serve yogurt restaurant. Great investment opportunity. Business is making good return in its first year of operation. Located in an anchored center with In-N-Out Burger, Best Buy, Bed Bath & Beyond and many other national retailers. Over \$300,000 was invested in tenant improvements and FF&E. Over 4 years remaining on lease (1,400 SF @ \$22/SF annually NNN). Owners need to sell for personal reasons.

Loopnet=17171085 Flex=11-129455 Paragon= PropertyLine= BizBuySell=609561 OtherID=

Beauty Salon (5707)

Closing Date:

Investment/Other



2303 N Coral Canyon Blvd
Suite 104
Washington, UT 84780

Listing Date: 5/20/2011
Transaction ID: 5707

Sale Price:
List Price: \$37,500.00

Available SF:
Acres:
Zoning:

CAP: n/a
Zoning:

Property Class:
YearBuilt:

Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Great new salon and day spa (full spa treatments available). Currently 4 hair stations, 2 nail stations, pedicure room, esthetician room, massage room. Over \$25,000 in FF&E included.

Loopnet=17178683 Flex=11-129564 Paragon= PropertyLine= BizBuySell=610559 OtherID=