

2,519 Retail Space in Hurricane (5463)

Closing Date:

Retail/Anchorless Center



258 W State St
Hurricane, UT 84737

Property Class:
YearBuilt: 2006

Description: Shell condition, ready for your custom finishes. Can be sold with the building at 268 W for an additional \$315,000. Would consider leasing.

Loopnet=16944160 Flex=10-125202 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date: 11/12/2010
Transaction ID: 5463
Available SF: 2519
Acres: 0.32
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$175,000.00
CAP: n/a
Zoning:

4,573 Retail Space in Hurricane (5464)

Closing Date:

Retail/Anchorless Center



268 W State St
Hurricane, UT 84737

Available after
Property Class:
YearBuilt: 2006

Description: Shell condition, ready for your custom finishes. Can be sold with the building at 268 W for an additional \$175,000. Would consider leasing. BROCHURE #5463

Loopnet=16944170 Flex=10-125210 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date: 11/12/2010
Transaction ID: 5464
Available SF: 4573
Acres: 0.25
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$315,000.00
CAP: n/a
Zoning:

SR-9 Retail & Restaurant + Excess Land (5544)

Closing Date:

Retail/Anchorless Center



976-984 W State St
Hurricane, UT 84737

Property Class:
YearBuilt: 2006

Description: Current retail and restaurant location. High traffic and great visibility. Priced well below replacement cost. Includes nearly 2.5 acres for future development. Some acreage and buildings might be able to be split. Subject to third party approval. Motivated seller.

Loopnet=16987762 Flex=11-126013 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date: 1/11/2011
Transaction ID: 5544
Available SF: 10470
Acres: 4.22
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,150,000.00
CAP: n/a
Zoning: Commercial

Grand Circle Plaza (5598)

Closing Date:

Retail/Anchorless Center



1141 W State St Suite 13
Hurricane, UT 84737

Property Class: A
YearBuilt: 2000

Description: End unit at Grand Circle Plaza. Located at a signalized corner. Tenants include Radio Shack, Edward Jones, Wendy's, Stout Home Furnishings and many others. Walgreens, McDonalds and Lin's Market are on the other corners. SF is from Washington County tax records. Built in compliance with all building and zoning codes. Owner has never occupied premises. Sale is "as is" pursuant to Buyer's due diligence.

Loopnet=17069368 Flex=11-127683 Paragon= PropertyLine= BizBuySell= OtherID=

Listing Date: 2/17/2011
Transaction ID: 5598
Available SF: 1848
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$170,016.00
CAP: n/a
Zoning:

Retail Building for Sale (5678)

Closing Date:

Retail/Anchorless Center



98 S State St
La Verkin, UT 84745

Property Class:
YearBuilt: 1993

Listing Date: 4/27/2011
Transaction ID: 5678
Available SF: 4093
Acres: 0.34
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$109,900.00
CAP: n/a
Zoning:

Description: Currently has a restaurant in part of the building. Remaining portion is vacant.
Loopnet=17172020 Flex=11-129489 Paragon= PropertyLine= BizBuySell= OtherID=

S&R Commercial Center, Building 1 (4807)

Closing Date:

Retail/Anchorless Center



1062 E Tabernacle St
St. George, UT 84770

Property Class:
YearBuilt: 1984

Listing Date: 11/13/2009
Transaction ID: 4807
Available SF: 7000
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$475,000.00
CAP: n/a
Zoning: C-3

Description: For sale or lease. Outdoor Outlet's former downtown location. Open space. Overhead door. Least expensive retail in St. George at \$71.29/SF! Seller willing to carry loan, contingent upon credit approval and personal/business financials.

Loopnet=16505829 Flex=11-126360 Paragon= PropertyLine= BizBuySell= OtherID=

Former ANB Bank Building (5637)

Closing Date:

Retail/Financial



1624 S Convention Center
Dr
St. George, UT 84790

Property Class:
YearBuilt: 2006

Listing Date: 3/28/2011
Transaction ID: 5637
Available SF: 9080
Acres: 1.62
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,800,000.00
CAP: n/a
Zoning:

Description: Highly visible location off of I-15, Exit 6. Next to the convention center, restaurants and hotels. Building uses include restaurant, financial institution, high-profile office and many others.
BROCHURE #5122

Loopnet=17096010 Flex=11-128105 Paragon= PropertyLine= BizBuySell= OtherID=

Brentwood Bowl with Acreage (5543)

Closing Date:

Retail/Free Standing



59 N 3700 W
Hurricane, UT 84737

Property Class:
YearBuilt: 1986

Listing Date: 1/11/2011
Transaction ID: 5543
Available SF: 18000
Acres: 4.3
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,590,000.00
CAP: n/a
Zoning: HC

Description: Bowling and restaurant facility at a signalized corner. Can be adapted for most commercial and retail uses. 637' of frontage (+/-). Building dimensions: 120' X 150' (+/-), 11' to drop ceiling/15' to rafters.

Loopnet=17029288 Flex=11-126996 Paragon= PropertyLine= BizBuySell=588304 OtherID=

Bluff Street Frontage (5031)

Closing Date:

Retail/Free Standing

456 S Bluff St
St. George, UT 84770

Listing Date: 2/12/2010
Transaction ID: 5031

Sale Price:
List Price: \$399,900.00



Property Class: B
YearBuilt: 1988

Available SF: 5288 CAP: n/a
Acres: 0.31 Zoning: C-3
Lot SF: 13503
Office SF (ind):
Yard SF (ind):

Description: Highly visible St. George location. 2,376 (+/-) SF upstairs and down (basement) and 536 (+/-) SF garage/shop. Multiple offices, reception area, storage & restrooms. Pole & building signage. Ideal for medical or other professional office, vehicle-related business, etc. Bank-owned property. Possible financing available. Tenant currently in place.
Loopnet=16578125 Flex=11-125659 Paragon= PropertyLine= BizBuySell= OtherID=

Retail Investment / Debt-Free Opportunity (5560)

Closing Date:

Retail/Neighborhood Center



1930 W Sunset Blvd
St. George, UT 84770

Property Class:
YearBuilt: 2005

Listing Date: 1/31/2011 Sale Price:
Transaction ID: 5560 List Price: \$850,000.00
Available SF: 9000 CAP: 8.00%
Acres: 1.36 Zoning:
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: In the Lin's Grocery anchored center. High profile / high traffic location. Tenants include Pizza Hut, Partyland and Computer Connection (NNN leases). Owned free and clear. Looking to bring on additional partners. Will consider ownership in increments of \$100,000 up to \$850,000 (\$1,650,000 current value). Possible Tenant-in-Common (TIC) deal potential to accommodate 1031 exchange. Contact agent for details.
Loopnet=17009647 Flex=11-126648 Paragon= PropertyLine= BizBuySell= OtherID=

Rare Retail/Restaurant Condo for Sale (3931)

Closing Date:

Retail/Restaurant



1316 S 400 E Suite B-4
St. George, UT 84790

Property Class: B
YearBuilt: 1991

Listing Date: 11/12/2008 Sale Price:
Transaction ID: 3931 List Price: \$159,900.00
Available SF: 1528 CAP: n/a
Acres: Zoning: C-3
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Retail/restaurant condo, located next to busy Riverside Drive, in the Riverside Commercial Center. Mixed used neighborhood (retail, office, industrial, residential). Sale includes \$10,300 in FF&E! Tenant occupied month-to-month. Owner/Agent.
Loopnet=16877753 Flex=10-124025 Paragon= PropertyLine= BizBuySell= OtherID=

Buffalo's Southwest Café Restaurant Bldg (5047)

Closing Date:

Retail/Restaurant

Distressed



2400 N Town Center Dr
Washington, UT 84780

Property Class:
YearBuilt: 2008

Listing Date: 5/5/2011 Sale Price:
Transaction ID: 5047 List Price: \$1,229,000.00
Available SF: 5990 CAP: n/a
Acres: 1.01 Zoning:
Lot SF:
Office SF (ind):
Yard SF (ind):

Description: Excellent restaurant opportunity off of I-15, Exit 16. Next to Holiday Inn Express and Harley Davidson. BANK OWNED property. Some equipment may be available, although not guaranteed. Everything sold "as is" with no warranties expressed or implied. No disclosures.
Loopnet=16623288 Flex=10-123658 Paragon= PropertyLine= BizBuySell= OtherID=

Auto Service Facility (5385)

Closing Date:

Retail/Vehicle Related

346 W State St
Hurricane, UT 84737

Listing Date: 8/26/2010 Sale Price:
Transaction ID: 5385 List Price: \$1,495,000.00



Property Class:
YearBuilt: 1994

Available SF: 8019
Acres: 1
Lot SF:
Office SF (ind):
Yard SF (ind):

CAP: n/a
Zoning: Hwy Com

Description: Includes 2 buildings: 5,183 SF & 2,836 SF. Some equipment included. Short-term lease in place. **DO NOT DISTURB TENANT.**
Loopnet=16850596 Flex=10-123535 Paragon= PropertyLine= BizBuySell= OtherID=

Lube Center / Automotive Facility (5451)

Closing Date:

Retail/Vehicle Related



704 S Bluff St
St. George, UT 84770

Property Class:
YearBuilt: 1979

Listing Date: 11/5/2010
Transaction ID: 5451
Available SF: 2700
Acres: 0.36
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$519,000.00
CAP: n/a
Zoning: C-2

Description: High-traffic, signalized corner. Includes business, FF&E and real estate. Inventory can be purchased separately. Environmental and financial information to be provided upon signing a confidentiality agreement. **DO NOT DISTURB TENANT BY WALKING THROUGH OR AROUND THE PROPERTY. SHOWN BY APPOINTMENT ONLY!**
Loopnet=16921671 Flex=10-124763 Paragon= PropertyLine= BizBuySell=541478 OtherID=