

S&amp;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: \$499,000.00  
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!

Loopnet=16505829 Flex=09-115942 Paragon= PropertyLine= BizBuySell= OtherID=

Downtown Retail Building (4799)

Closing Date:

Retail/Anchorless Center



1037 E 100 S  
St. George, UT 84770

Property Class: B  
YearBuilt: 1987

Listing Date: 3/4/2009  
Transaction ID: 4799  
Available SF: 6040  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$890,000.00  
CAP: n/a  
Zoning: C-2

Description: Super location next to I-15, Dixie State College and University of Utah (2008 ADT = 22,397). Owner-agent. BROCHURE #4292

Loopnet=16464726 Flex=09-115075 Paragon= PropertyLine= BizBuySell= OtherID=

Iceberg Restaurant Building (3645)

Closing Date:

Retail/Restaurant



222 E St. George Blvd  
St. George, UT 84770

Property Class:  
YearBuilt:

Listing Date: 6/30/2008  
Transaction ID: 3645  
Available SF: 3500  
Acres: 0.92  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$1,200,000.00  
CAP: n/a  
Zoning: C-4

Description: Real estate only. Do NOT disturb tenant. Possible owner occupancy or investment property. Excellent corner location with great access and visibility. Freestanding restaurant building with drive-up window and ample parking.

Loopnet=15839055 Flex=09-113639 Paragon= PropertyLine= BizBuySell= OtherID=

Restaurant Space in Ancestor Square (2685)

Closing Date:

Retail/Restaurant



2 W St. George Blvd Suite  
38  
St. George, UT 84770

Property Class: B  
YearBuilt: 1979

Listing Date: 10/5/2007  
Transaction ID: 2685  
Available SF: 2245  
Acres:  
Lot SF:  
Office SF (ind):  
Yard SF (ind):

Sale Price:  
List Price: \$459,900.00  
CAP: n/a  
Zoning: C-4

Description: Existing restaurant location. Hood and coolers included. Located next to the main building in Ancestor Square. Well-maintained condition. Upstairs space (SG-ASC-39-A-RD) available for purchase for an additional \$220,500. Possible Seller financing. Open to leasing.

Loopnet=15473822 Flex=09-110025 Paragon= PropertyLine= BizBuySell= OtherID=

St. George Tire Company (4730)

Closing Date:

Retail/Vehicle Related



**15 S Bluff St  
St. George, UT 84770**

**Property Class:  
YearBuilt:**

<b>Listing Date:</b>	<b>9/16/2009</b>	<b>Sale Price:</b>	
<b>Transaction ID:</b>	<b>4730</b>	<b>List Price:</b>	<b>\$725,000.00</b>
<b>Available SF:</b>	<b>3600</b>	<b>CAP:</b>	<b>n/a</b>
<b>Acres:</b>	<b>0.23</b>	<b>Zoning:</b>	<b>C-3</b>
<b>Lot SF:</b>	<b>10018.8</b>		
<b>Office SF (ind):</b>			
<b>Yard SF (ind):</b>			

**Description:** 3,600 SF building has 2,700 SF at ground level and 900 SF downstairs for storage. Four bays, including alignment bay. Corner location, next to Smiths Food & Drug. Very high traffic counts. Inventory and tools sold separately. Financials available upon receipt of a signed Confidentiality Agreement.

**Loopnet=16415061 Flex=09-113836 Paragon= PropertyLine= BizBuySell=485080 OtherID=**