

Retail or Office Building in Downtown (6926)

Closing Date:

Office/Central Business District



46 N 100 W
St. George, UT 84770

Property Class:
YearBuilt: 1906

Description: Great Location. Commercial property just off St. George Blvd. Close to new court house. Can be used for most any business. Was retail sales. Current owners are moving to larger building. Fixed up real nice, all upgraded.

Loopnet= WashCo=13-144001 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Listing Date: 2/8/2013
Transaction ID: 6926
Available SF: 1916
Acres: 0.18
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$279,900.00
CAP: n/a
Zoning: Com

Successful Restaurant Business (6979)

Closing Date:

Retail/Restaurant



Confidential
Confidential

Property Class:
YearBuilt:

Description: Established, successful restaurant business for sale. Authentic dishes. A local favorite. Award winning food and service in "The Dish," St. George Magazine. Zagat rated. Great location (42,000 daily traffic count). Over \$100,000 invested in building upgrades. Low overhead/inventory costs. NNN lease in place for four more years, with options. All furniture, fixtures and equipment included in the sale. Call Curren for a Confidentiality Agreement and financials.

Loopnet=18072764 WashCo=13-144921 IronCo= PropertyLine= BizBuySell=736041 OtherID=

Brochure: [\naiserver1\Data\Common\Brochures\For Sale\Investment\6979 = Curren = Confidential Restaurant.pdf](#)

Closing Comments:

Listing Date: 2/28/2013
Transaction ID: 6979
Available SF: 1410
Acres: 0.79
Lot SF:
Office SF (ind):
Yard SF (ind):

Business Only Listing
Sale Price:
List Price: \$164,900.00
CAP: n/a
Zoning: C-2

Flood Street Theater Bldg & Adjoining Offices (7135)

Closing Date:

Retail/Anchorless Center



150 & 170 N 400 E
St. George, UT 84770

Property Class:
YearBuilt: 1992

Description: Located near Café Rio, Town and Country Bank, State Bank of Southern Utah and Designer Furniture. Part of the Flood Street Commercial Condominiums. Seller financing to a strong buyer with 10% down. Suite A = 3,201 SF (leased) Suite B = 12,857 SF theater with 4 screens (available) Suite C = 2,529 SF (leased) Suite D = 1,077 SF (available) Suite E = 601 SF (available) Suite F = 209 SF (leased) Suite G = 623 SF (leased) BROCHURE #6010

Loopnet=17502996 WashCo=12-134779 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\naiserver1\Data\Common\Brochures\For Lease\Retail\6010 = Walter = 150 & 170 N 400 W.pdf](#)

Closing Comments:

Listing Date: 1/16/2012
Transaction ID: 7135
Available SF: 21097
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$899,000.00
CAP: n/a
Zoning: C-4

North Bluff Plaza (5059)

Closing Date:

Retail/Anchorless Center



435 N Bluff St Unit 6
St. George, UT 84770

Property Class:
YearBuilt: 1988

Listing Date: 5/1/2013
Transaction ID: 5059
Available SF: 1422
Acres: 0.12
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$79,000.00
CAP: n/a
Zoning: C-3

Description: Seller says submit any offer! Located in great area on Bluff Street. CAM Fees are \$213/month

Loopnet= WashCo=13-146231 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

S&R Commercial Center (7057)

Closing Date:

Retail/Anchorless Center



1062 E Tabernacle St Bldg
1
St. George, UT 84770

Property Class:
YearBuilt: 1984

Listing Date: 4/4/2013
Transaction ID: 7057
Available SF: 2394
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$153,216.00
CAP: n/a
Zoning: C-3

Description: Outdoor Outlet's former downtown location. Open space. Total of 6,788 SF available for \$399,000. Least expensive retail in St. George. Seller willing to carry loan, contingent upon credit approval and personal/business financials. BROCHURE 4807

Loopnet=18111545 WashCo=13-145543 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Sale\Retail\4807 = Jason-Meeja = 1062 E Tabernacle.pdf](#)

Closing Comments:

S&R Commercial Center (4807)

Closing Date:

Retail/Anchorless Center



1062 E Tabernacle St Bldg
1
St. George, UT 84770

Property Class:
YearBuilt: 1984

Listing Date: 11/13/2009
Transaction ID: 4807
Available SF: 4394
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$281,216.00
CAP: n/a
Zoning: C-3

Description: Outdoor Outlet's former downtown location. Open space. Total of 6,788 SF available for \$399,000. Least expensive retail in St. George. Seller willing to carry loan, contingent upon credit approval and personal/business financials. BROCHURE 4807

Loopnet=16505829 WashCo=13-145107 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure: [\\naiserver1\Data\Common\Brochures\FOR Sale\Retail\4807 = Jason-Meeja = 1062 E Tabernacle.pdf](#)

Closing Comments:

Tonaquint Retail Center, Phase 2 (6258)

Closing Date:

Retail/Anchorless Center



1487 W Silicon Wy
St. George, UT 84770

Property Class:
YearBuilt: 2009

Listing Date: 4/1/2013
Transaction ID: 6258
Available SF: 22644
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

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

Description: Retail Building in Tonaquint Center, has lower level parking, quality construction, good tenant base, FOR SALE, lease space available.

Loopnet= WashCo=13-145426 IronCo= PropertyLine= BizBuySell= OtherID=

Brochure:

Closing Comments:

Bluffstreet Marketplace (6541)

Closing Date:

Retail/Community Center



987 S Bluff St
St. George, UT 84770

Property Class:
YearBuilt: 2008

Description: Great restaurant location, great freeway access, excellent signage on Bluff Street, ample parking
Loopnet=17819620 WashCo= IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Listing Date: 9/5/2012
Transaction ID: 6541
Available SF: 9202
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$2,050,000.00
CAP: n/a
Zoning: COM

Leased Investment - Patio Grill (6925)

Closing Date:

Retail/Restaurant



744 N Bluff St
St. George, UT 84770

Property Class:
YearBuilt: 1995

Description: Net leased investment. Patio Grill has 4 years remaining on their lease. Renovated in 2011. Located in a high traffic location, next to Fabulous Freddy's Car Wash on Bluff Street. PLEASE DO NOT DISTURB TENANT.
Loopnet=18030900 WashCo=13-144244 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure: [\\nai-server1\Data\Common\Brochures\For Sale\Retail\6925 = Walter = 744 N Bluff.pdf](#)
Closing Comments:

Listing Date: 1/14/2013
Transaction ID: 6925
Available SF: 1410
Acres: 0.79
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$525,000.00
CAP: 7.00%
Zoning:

Restaurant Investment Property (6663)

Closing Date:

Retail/Restaurant



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

Property Class:
YearBuilt: 1982

Description: Prime commercial property on St. George Blvd. Property is occupied by tenant operating successful restaurant. Good quality lease with extension options included. Contact listing agent for financials and confidential information.
Loopnet= WashCo=12-141573 IronCo= PropertyLine= BizBuySell= OtherID=
Brochure:
Closing Comments:

Listing Date: 10/19/2012
Transaction ID: 6663
Available SF: 5565
Acres: 0.73
Lot SF: 31799
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$800,000.00
CAP: n/a
Zoning: C-4