

Blackhill Business Park (3123)

Closing Date:

Industrial/Office/Retail
Warehouse

146 N Old Hwy 91 Unit
1,6,7
Hurricane, UT 84737

Available after
Property Class:
YearBuilt: uc07

Listing Date: 4/23/2007
Transaction ID: 3123
Available SF: 16000
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$85.00
CAP: n/a
Zoning:

Description: 2,000 to 16,000 SF of industrial for sale. Located in Gateway Industrial Park, near the I-15 interchange, with frontage on Highway 91. Steel construction with stucco and rock facade, covered entry way, rear roll-up door, and 20-25 foot ceilings. 3-Phase power is available. Prices start at \$85/SF (grey shell) to \$105/SF (vanilla shell). Owner/Agent.

Loopnet=15130984 Flex=08-97666 Paragon= PropertyLine= BizBuySell= OtherID=

Blackhill Business Park (2258)

Closing Date:

Industrial/Office/Retail
Warehouse

146 N Old Hwy 91 Unit 2,5
Hurricane, UT 84737

Available after
Property Class:
YearBuilt: uc07

Listing Date: 4/23/2007
Transaction ID: 2258
Available SF: 16000
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$85.00
CAP: n/a
Zoning:

Description: 2,000 to 16,000 SF of industrial for sale. Located in Gateway Industrial Park, near the I-15 interchange, with frontage on Highway 91. Steel construction with stucco and rock facade, covered entry way, rear roll-up door, and 20-25 foot ceilings. 3-Phase power is available. Prices start at \$85/SF (grey shell) to \$105/SF (vanilla shell). Owner/Agent.

Loopnet=15130984 Flex=08-97667 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Gateway Crossing (2539)

Closing Date:

Industrial/Office/Retail
Warehouse

198 N Old Hwy 91
Hurricane, Utah 84737

Property Class: A
YearBuilt:

Listing Date: 8/3/2007
Transaction ID: 2539
Available SF: 19800
Acres: 4.51
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$396,000.00
CAP: n/a
Zoning: Industrial

Description: Lease, purchase, or possible lease-options. Can purchase in multiples of 3,300 SF, up to as many as 6 units. Sale priced at \$120/SF with \$9,000 TI allowance per 3,300 SF suite (sale only). Highly desirable office-warehouse condos at Hurricane Gateway Crossing. (Easy I-15 access to Gateway Industrial Park. Located across the street from Pepsico.) Handsome, well-designed tilt-up concrete construction. Multiple warehouse sizes to choose from. This project has full entitlements – we are moving dirt! Jason Griffith, Agent, has a small ownership interest.

Loopnet=15346643 Flex=08-99067, 08-99746 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Gateway Crossing (3351)

Closing Date:

Industrial/Office/Retail
Warehouse

198 N Old Hwy 91 Suite 4
Hurricane, Utah 84737

Listing Date: 8/3/2007
Transaction ID: 3351
Available SF: 3300

Sale Price:
List Price: \$379,500.00
CAP: n/a
Zoning: Industrial

Property Class: A
YearBuilt:

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

Description: Sale priced at \$115/SF with \$9,000 TI allowance. Highly desirable office-warehouse condo at Hurricane Gateway Crossing. (Easy I-15 access to Gateway Industrial Park. Located across the street from Pepsico.) Handsome, well-designed tilt-up concrete construction. Jason Griffith, Agent, has a small ownership interest.

Loopnet=15346643 Flex=08-99292 Paragon= PropertyLine= BizBuySell= OtherID=

Office/Warehouse Condo (3332)

Closing Date:

Industrial/Office/Retail
Warehouse

861 N Red Rock Rd Unit 3
St. George, UT 84770

Listing Date: 3/18/2008
Transaction ID: 3332
Available SF: 1500

Sale Price:
List Price: \$135,000.00
CAP: n/a
Zoning: M-1

Property Class:
YearBuilt: 1985

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

Description: Own your own office/warehouse space in St. George Industrial Park. Great for light manufacturing, paint shop, storage, etc. HOA fee is \$100/Month. Buyer to verify square footage.

Loopnet=15668488 Flex=08-99475 Paragon= PropertyLine= BizBuySell= OtherID=

Rio Virgin Office/Warehouse for Sale (3672)

Closing Date:

Industrial/Office/Retail
Warehouse

1529 S Sandhill Dr.
Washington, UT 84780

Listing Date: 7/17/2008
Transaction ID: 3672
Available SF: 7200

Sale Price:
List Price: \$820,000.00
CAP: n/a
Zoning: Industrial

Available after 12/15/2008
Property Class:
YearBuilt: 2002

Acres: 0.51
Lot SF: 22576
Office SF (ind): 1200
Yard SF (ind):

Description: 1,200 SF finished office and display area. Beautiful marble and custom cabinetry. 6,000 SF warehouse with 10' exterior block walls and a 4/12 truss system. Industrial zoning open to light or heavy manufacturing. Three overhead garage doors, 3-Phase power with upgraded power service, fire sprinkled, large yard.

Loopnet=15859871 Flex=08-103278 Paragon= PropertyLine= BizBuySell= OtherID=

Value-Added Property (3414)

Closing Date:

Industrial/Storage Units

146 N Old Hwy 91
Hurricane, UT 84737

Listing Date: 4/7/2008
Transaction ID: 3414
Available SF:

Sale Price:
List Price: \$3,560,000.00
CAP: n/a
Zoning:

Available after
Property Class:
YearBuilt: uc07

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

Description: Near I-15 Interchange and SR-9. Estimated completion of Phase I is May of 2008. Includes 66 boat and RV size storage units (Gateway Secure Storage), 16,000 SF grey and vanilla shell finish office/warehouse, roughly 5.5 (+/-) additional acres. Can purchase jointly or separately. Owner/Agent.



Loopnet=15680214 Flex=08-99680 Paragon= PropertyLine= BizBuySell= OtherID=

Norandex Reynolds Building (2529)

Closing Date:

Industrial/Warehouse/Distribution



890 E Factory Dr
St. George, UT 84790

Listing Date:	7/24/2007	Sale Price:	
Transaction ID:	2529	List Price:	\$2,000,000.00
Available SF:	25000	CAP:	n/a
Acres:	1.969	Zoning:	M-1
Property Class:	Lot SF:		
YearBuilt: 2006	Office SF (ind):		
	Yard SF (ind):		

Description: Excellent property for an investor or partial owner/occupant. 80% occupied (60% by a national credit tenant on a long-term lease). Located in the Fort Pierce Industrial Park. Handsome construction.

Loopnet=15295510 Flex=08-103294 Paragon= PropertyLine= BizBuySell= OtherID=

Olde World Marble Building (2498)

Closing Date:

Industrial/Warehouse/Distribution



1021 N 1100 W
St. George, UT 84770

Listing Date:	6/8/2007	Sale Price:	
Transaction ID:	2498	List Price:	\$449,000.00
Available SF:	4800	CAP:	n/a
Acres:	0.37	Zoning:	M-1
Property Class:	Lot SF:		
YearBuilt: 1976	Office SF (ind):		
	Yard SF (ind):		

Description: Excellent office/warehouse, just off of Sunset Boulevard. Building has a 4,800 SF footprint: 3,800 SF of warehouse, 1,000 SF of showroom, and 500 SF of second floor office. Zoned M-1. Net leased investment, or new owner could occupy.

Loopnet=15254006 Flex=08-103094 Paragon= PropertyLine= BizBuySell= OtherID=

Repossession Business for Sale (3541)

Closing Date:

Investment/Other



Confidential
Confidential

Listing Date:	6/2/2008	Sale Price:	
Transaction ID:	3541	List Price:	\$1,000,000.00
Available SF:		CAP:	n/a
Acres:		Zoning:	
Property Class:	Lot SF:		
YearBuilt:	Office SF (ind):		
	Yard SF (ind):		

Business Only Listing

Description: Business has been in operation since 1993. Multiple locations. Price includes FF&E. Compensation in excess of \$200,000. Owner may also sell building and yard. Owner will consider training for an extended period of time. Call to sign a Confidentiality Agreement and receive additional details.

Loopnet=15792747 Flex=08-101984 Paragon= PropertyLine= BizBuySell=397752 OtherID=

Established Profitable Retail Business (3412)

Closing Date:

Investment/Other

CONFIDENTIAL LISTING
CONTACT LISTING AGENT FOR DETAILS

Confidential
Confidential

Listing Date: 4/9/2008
Transaction ID: 3412
Available SF:
Acres:
Property Class:
YearBuilt:
Lot SF:
Office SF (ind):
Yard SF (ind):

Business Only Listing

Sale Price:
List Price: \$159,000.00
CAP: 23.00%
Zoning:

Description: Established, successful construction-related business with repeat clientele. Great high-traffic location in new shopping center! Sale includes business trade name, advertising, and existing lease (1,000 SF). Owner willing to stay on, if needed. 2007 SDE = \$81,388; 2006 SDE = \$138,748. 30% return on investment. Inventory sold separately (approx. \$100,000).

Loopnet=15708074 Flex=08-100233 Paragon= PropertyLine= BizBuySell=384942 OtherID=

Kid to Kid Franchise (3568)

Closing Date:

Investment/Other



435 N 1680 E Suite 19
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 6/11/2008
Transaction ID: 3568
Available SF: 3000
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Business Only Listing

Sale Price:
List Price: \$146,000.00
CAP: n/a
Zoning:

Description: Kid to Kid franchise for sale (new & gently used clothing, toys, furniture, equipment). Established business in a great location. Business subject to a \$10,000 franchise fee.

Loopnet=15795361 Flex=08-102038 Paragon= PropertyLine= BizBuySell=398122 OtherID=

Turn-key Child Care Business For Sale (3115)

Closing Date:

Investment/Other

CONFIDENTIAL LISTING
CONTACT LISTING AGENT FOR DETAILS

Confidential
Confidential

Listing Date: 10/8/2007
Transaction ID: 3115
Available SF:
Acres:
Property Class:
YearBuilt:
Lot SF:
Office SF (ind):
Yard SF (ind):

Business Only Listing

Sale Price:
List Price: \$115,000.00
CAP: n/a
Zoning:

Description: Turn-key child care business, established in 2000. Sale includes \$24,000 in inventory. Long-term lease in place. Long-term government contracts in place. Repeat clientele. Guaranteed annual gross income (2006 SDE = \$58,900). 51% CAP rate. Must sign a Confidentiality Agreement to receive additional business information and financials.

Loopnet=15460432 Flex=07-94851 Paragon= PropertyLine= BizBuySell=348448 OtherID=

Successful Sandwich Shop (3705)

Closing Date:

Investment/Other



Confidential
Confidential

Property Class:
YearBuilt:

Listing Date: 8/7/2008
Transaction ID: 3705
Available SF:
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Business Only Listing

Sale Price:
List Price: \$110,000.00
CAP: n/a
Zoning:

Description: Successful turn-key business, established in 2000. Located in a high-traffic, grocery-anchored shopping center near I-15 interchange. Sale includes FF&E totaling \$25,000. Seller discretionary income of \$50,000 (+/-).

Loopnet=15891783 Flex=08-103927 Paragon= PropertyLine= BizBuySell=412523 OtherID=

Old Town & Country Full-Service Carwash & General Store (3482)

Closing Date:

Investment/Car Wash



471 W Telegraph St
Washington, UT 84780

Property Class:
YearBuilt: 2006

Listing Date: 5/14/2008
Transaction ID: 3482
Available SF: 6970
Acres: 0.92
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$3,250,000.00
CAP: 6.80%
Zoning:

Description: Old Town and Country Carwash and General Store is the only all hand wash facility, of its kind, in the State of Utah. Every car is hand washed in a one-of-a-kind tunnel. There is also a full service detail center on site. While you wait, there is a play area for kids, a big screen TV, and a plush lounge area. The general store sells groceries, convenience items, gasoline and diesel, and has an authentic Mexican restaurant inside. Potential sale/leaseback investment opportunity.

Loopnet=15744507 Flex=08-100950 Paragon= PropertyLine= BizBuySell=406565 OtherID=

Kolob Market - New Harmony (3658)

Closing Date:

Investment/C-Store



3802 E Hwy 144
New Harmony, UT 84757

Property Class:
YearBuilt: 1998

Listing Date: 7/10/2008
Transaction ID: 3658
Available SF: 3036
Acres: 1.16
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,350,000.00
CAP: n/a
Zoning: Hwy Comm

Description: Freeway service convenience store on 1.16 acres. Traffic counts of over 20,000 cars per day. Investment shows strong cash flow and good margins. Buyer has the option to operate a Subway franchise or lease to a Subway franchisee to generate additional cash flow. Conveniently located near the Kolob Canyons entrance to Zion National Park, between St. George and Cedar City. At least 15 miles from any competing convenience store or gas station.

Loopnet=15830129 Flex=08-102725 Paragon= PropertyLine= BizBuySell=403281 OtherID=

Zion West Gate Village (3401)

Closing Date:

Investment/Hotel/Motel



SR-9 & 500 N
La Verkin, UT 84745

Property Class: A
YearBuilt: uc08

Listing Date: 4/14/2008
Transaction ID: 3401
Available SF: 40506
Acres: 2
Lot SF: 87120
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$6,120,000.00
CAP: n/a
Zoning: Commercial
Retail

Description: New construction. Sixty-eight unit La Quinta Hotel. High visibility. Located enroute to the west entrance of Zion National Park. Completion Spring/Summer 2009. Investors welcome.

Loopnet=15701367 Flex=08-100108 Paragon= PropertyLine= BizBuySell= OtherID=

13 Unit Multi-Family Investment by Dixie State College (3152)

Closing Date:

Investment/Multi-Family



Confidential
Confidential

Property Class:
YearBuilt: 2004

Listing Date: 1/31/2008
Transaction ID: 3152
Available SF: 16632
Acres: 1.01
Lot SF: 43995
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,699,000.00
CAP: 7.02%
Zoning: R-3

Description: Two buildings with 13 total units. Each 1,144 SF unit houses 4 students (52 total). 100% occupancy since opening in 2004. Conveniently located within one mile of Dixie State College. Private bedrooms - each with a sink and mirror. Two full-size bathrooms in each unit. Amenities include pool table, air hockey, weight set, volleyball court, BBQ pit, covered parking, coin-operated laundry room, and vending machines. Proforma 7.02% CAP rate. Must sign a Confidentiality Agreement to view

financials. DO NOT DISTURB TENANTS OR MANAGEMENT. Agent must be present for a property tour.

Loopnet=15607111 Flex=08-98282 Paragon= PropertyLine= BizBuySell= OtherID=

The Bear Mill (3688)

Closing Date:

Investment/Other



250 Red Cliffs Dr Suite 10
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 8/5/2008
Transaction ID: 3688
Available SF:
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$145,000.00
CAP: n/a
Zoning:

Description: Turn-key business opportunity, located in the Zion Factory Outlet Mall. Sale includes FF&E and existing lease (1,778 SF). Must sign a confidentiality agreement to receive financials. Owner is a licensed real estate agent.

Loopnet=15871012 Flex=08-103532 Paragon= PropertyLine= BizBuySell=409452 OtherID=

Established Mobile Storage Business (3325)

Closing Date:

Investment/Other



1432 Sandhill Dr
Washington, UT 84780

Property Class:
YearBuilt:

Listing Date: 10/10/2007
Transaction ID: 3325
Available SF:
Acres: 1.16
Lot SF: 50623
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$2,500,000.00
CAP: n/a
Zoning:

Description: Turn-key mobile storage unit business with 1.16 acres in Rio Virgin Industrial Park. \$326,208 NOI. 132 rental contracts. 100 rent-to-own contracts. 199 units in inventory. \$997,975 in semi-truck/trailers, fork lifts, office trailers, and other equipment.

Loopnet=15668242 Flex= Paragon= PropertyLine=379068 BizBuySell= OtherID=

3.79 Acres in Gateway Ind. Park (3662)

Closing Date:

Land/Industrial



Old Hwy 91
Hurricane, UT 84737

Property Class:
YearBuilt:

Listing Date: 7/25/2008
Transaction ID: 3662
Available SF:
Acres: 3.79
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$665,500.00
CAP: n/a
Zoning: Industrial

Description: Industrial land across from the Walmart Distribution Center. Surrounded by new development. Easy access from SR-9 and the I-15 Interchange. Wide range of potential uses for development or Owner/User. There is a 1% Selling Agent bonus for a full-price offer.

Loopnet=15859808 Flex=08-103275 Paragon= PropertyLine= BizBuySell= OtherID=

Fairgrounds Industrial Park (2984)

Closing Date:

Land/Industrial



Fairgrounds Industrial
Park
Hurricane, UT 84737

Property Class:
YearBuilt:

Listing Date: 12/11/2007
Transaction ID: 2984
Available SF:
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price:
CAP: n/a
Zoning: Industrial

Description: New industrial park, just minutes from St. George. Located by the county fairgrounds, where Wheeler Machinery built an \$11,000,000 facility. Signalized access off of SR-9. Lot sizes vary from .73 to 4.19 acres. Priced right and selling fast. Favorable soils conditions, subject to site-specific testing.

Loopnet=15497859 Flex=08-95915-51 (not 21,23,26,28,30,34,40,44,45,47,49) Paragon= PropertyLine=

BizBuySell= OtherID=

North Bluff Property - 13.6 Acres (58)

Closing Date:

Land/Multi-Family/Residential



1295 N Bluff St
St. George, UT 84770

Property Class:
YearBuilt:

Listing Date:	1/23/2006	Sale Price:	
Transaction ID:	58	List Price:	\$3,100,000.00
Available SF:		CAP:	n/a
Acres:	13.6	Zoning:	RE-20
Lot SF:			
Office SF (ind):			
Yard SF (ind):			

Description: Excellent retail/office potential on Bluff Street. Zoning is currently RE-20. However, rezoning process will begin with submitted plans. (Purchase price based on 7.1 usable acres. Should additional usability be permitted, the price shall be \$10/usable square foot.) To be sold in conjunction with two adjacent homes, priced separately, at \$375,000 & \$425,000.

Loopnet=14492932 Flex=06-71407, 06-71409 Paragon= PropertyLine= BizBuySell= OtherID=

13.65 Acres in Washington Fields (3379)

Closing Date:

Land/Multi-Family/Residential



4000 S Washington Fields
Rd (Approx.)
Washington, UT 84780

Property Class:
YearBuilt:

Listing Date:	3/27/2008	Sale Price:	
Transaction ID:	3379	List Price:	\$1,228,500.00
Available SF:		CAP:	n/a
Acres:	13.65	Zoning:	Open Space
Lot SF:	594594		
Office SF (ind):			
Yard SF (ind):			

Description: 13.65 acres, just north of the new airport. Three adjoining 13.65 acre parcels also available (\$90,000 per acre).

Loopnet=15713504 Flex=08-100334 Paragon= PropertyLine= BizBuySell= OtherID=

13.65 Acres in Washington Fields (3376)

Closing Date:

Land/Multi-Family/Residential



4000 S Washington Fields
Rd (Approx.)
Washington, UT 84780

Property Class:
YearBuilt:

Listing Date:	3/27/2008	Sale Price:	
Transaction ID:	3376	List Price:	\$1,228,500.00
Available SF:		CAP:	n/a
Acres:	13.65	Zoning:	Open Space
Lot SF:	594594		
Office SF (ind):			
Yard SF (ind):			

Description: 13.65 acres, just north of the new airport. Three adjoining 13.65 acre parcels also available (\$90,000 per acre).

Loopnet=15713504 Flex=08-100331 Paragon= PropertyLine= BizBuySell= OtherID=

13.65 Acres in Washington Fields (3377)

Closing Date:

Land/Multi-Family/Residential



4000 S Washington Fields
Rd (Approx.)
Washington, UT 84780

Property Class:
YearBuilt:

Listing Date:	3/27/2008	Sale Price:	
Transaction ID:	3377	List Price:	\$1,228,500.00
Available SF:		CAP:	n/a
Acres:	13.65	Zoning:	Open Space
Lot SF:	594594		
Office SF (ind):			
Yard SF (ind):			

Description: 13.65 acres, just north of the new airport. Three adjoining 13.65 acre parcels also available (\$90,000 per acre).

Loopnet=15713504 Flex=08-100332 Paragon= PropertyLine= BizBuySell= OtherID=

13.65 Acres in Washington Fields (3378)

Closing Date:

Land/Multi-Family/Residential



4000 S Washington Fields Rd (Approx.)
Washington, UT 84780

Property Class:
YearBuilt:

Listing Date: 3/27/2008
Transaction ID: 3378
Available SF:
Acres: 13.65
Lot SF: 594594
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,228,500.00
CAP: n/a
Zoning: Open Space

Description: 13.65 acres, just north of the new airport. Three adjoining 13.65 acre parcels also available (\$90,000 per acre).
Loopnet=15713504 Flex=08-100333 Paragon= PropertyLine= BizBuySell= OtherID=

Commercial Lot off of SR-9 (3718)

Closing Date:

Land/Other



61 N 100 E
Hurricane, UT 84737

Property Class:
YearBuilt:

Listing Date: 8/15/2008
Transaction ID: 3718
Available SF:
Acres: 0.76
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$165,500.00
CAP: n/a
Zoning: Hwy Com

Description: Prime commercial lot just off of Highway 9. Zoned Highway Commercial, the lot has frontage on 100 East and also access from 100 North. Currently used for boat/RV storage.
Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

6.18 Commercial Acres (3575)

Closing Date:

Land/Other



Hwy 9
La Verkin, UT 84745

Property Class:
YearBuilt:

Listing Date: 6/20/2008
Transaction ID: 3575
Available SF:
Acres: 6.18
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$2,500,000.00
CAP: n/a
Zoning: Commercial

Description: 6.18 commercial acres, prime for development. Rapid growth area. En-route to Zion National Park. Great seller financing with 20% down.
Loopnet=15795455 Flex=08-102042 Paragon= PropertyLine= BizBuySell= OtherID=

Freeway Interchange Acreage (3706)

Closing Date:

Land/Other



Anderson Jctn (I-15 Toquerville Exit)
Toquerville, UT 84774

Property Class:
YearBuilt:

Listing Date: 7/29/2008
Transaction ID: 3706
Available SF:
Acres: 18
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,530,000.00
CAP: n/a
Zoning: Commercial

Description: 18 acres available, just off the I-15 Toquerville interchange. Great visibility. Convenient access. Utilities nearly adjacent to the property. Can purchase contiguous 14 acres jointly. Lower development fees than most adjoining cities. Price is \$85,000 per acre + SIDs (Special Improvement District). Seller financing available.
Loopnet=15881280 Flex=08-103727 Paragon= PropertyLine= BizBuySell= OtherID=

Commercial Frontage (3048)

Closing Date:

Land/Retail/Office



750 W 100 N
Hurricane, UT 84737

Property Class:
YearBuilt:

Listing Date: 12/3/2007
Transaction ID: 3048
Available SF:
Acres: 6
Lot SF: 261360
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,100,000.00
CAP: n/a
Zoning:

Description: Six acres with street frontage on 100 North. Adjacent to Hurricane City Chambers. Three acres zoned Neighborhood Commercial, providing for many office or retail uses. The rear three acres are zoned R-1-10. Views into Downtown Hurricane. Twenty-five miles to Zion National Park. Seller financing available.

Loopnet=15536086 Flex=08-96747 Paragon= PropertyLine= BizBuySell= OtherID=

Hurricane Acreage (2004)

Closing Date:

Land/Retail/Office



1666 W State St
Hurricane, UT 84737

Property Class:
YearBuilt:

Listing Date: 1/31/2007
Transaction ID: 2004
Available SF:
Acres: 1.99
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$824,368.00
CAP: n/a
Zoning: Highway Commercial

Description: Can you believe the commercial growth in Hurricane? Not many parcels on the market around this size.

Loopnet=15022388 Flex=07-85016 Paragon= PropertyLine= BizBuySell= OtherID=

1.25 Acres at Canyon Crossing (1888)

Closing Date:

Land/Retail/Office



Corner Snow Cyn
Pkwy/Snow Cyn Dr
Ivins, UT 84738

Property Class: A
YearBuilt:

Listing Date: 11/21/2006
Transaction ID: 1888
Available SF:
Acres: 1.25
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$816,750.00
CAP: n/a
Zoning: Resort Commercial

Description: For sale to an approved financial institution or restaurant user. Pad site sale contingent upon lot split completion (pad size may vary).

Loopnet=15726764 Flex=08-100612 Paragon= PropertyLine= BizBuySell= OtherID=

2.83 Acres at Canyon Crossing (3500)

Closing Date:

Land/Retail/Office



Corner Snow Cyn
Pkwy/Snow Cyn Dr
Ivins, UT 84738

Property Class: A
YearBuilt:

Listing Date: 11/21/2006
Transaction ID: 3500
Available SF:
Acres: 2.83
Lot SF: 123274.8
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,480,000.00
CAP: n/a
Zoning: Resort Commercial

Description: On the corner of Snow Canyon Parkway, heading toward Tuacahn. Price is \$12.00 per square foot. Sale conditioned upon Seller finding an approved exchange property.

Loopnet=15726764 Flex=08-100611 Paragon= PropertyLine= BizBuySell= OtherID=

Zion West Gate Village (3440)

Closing Date:

Land/Retail/Office

SR-9 & 500 N
La Verkin, UT 84745

Listing Date: 4/14/2008
Transaction ID: 3440

Sale Price:
List Price: \$2,100,000.00



Property Class:
YearBuilt:

Available SF:
Acres: 4.6
Lot SF: 200376
Office SF (ind):
Yard SF (ind):

CAP: n/a
Zoning: Commercial

Description: Prime retail land located enroute to the west entrance of Zion National Park, next to scheduled La Quinta Inn & Suites.
Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Santa Clara Commercial Land (3475)

Closing Date:

Land/Retail/Office



SEC Pioneer Pkwy &
Rachel Dr
Santa Clara, UT 84765

Listing Date: 5/8/2008
Transaction ID: 3475
Available SF:
Acres: 2.1
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,372,000.00
CAP: n/a
Zoning: PCD

Property Class:
YearBuilt:
Description: 2.1 Acres Commercaill Land \$15.00 PSFCorner Lot Zoned PCD
Loopnet=15684017 Flex= Paragon= PropertyLine= BizBuySell= OtherID=

1.83 Acres South Main Comm. Property (3566)

Closing Date:

Land/Retail/Office



999 S Main
St. George, UT 84770

Listing Date: 10/20/2007
Transaction ID: 3566
Available SF:
Acres: 1.83
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,501,839.90
CAP: n/a
Zoning: C-3

Property Class:
YearBuilt:
Description: Part of the old Anderson Lumber yard. Great location for office, retail, or motel development. Water, sewer, and power to the property. Direct access off Main Street with cross easement in place for Bluff Street Access. \$18.75 SF. Zoned C-3.
Loopnet=15442358 Flex=07-94411 Paragon= PropertyLine= BizBuySell= OtherID=

173 N 700 E (1809)

Closing Date:

Land/Retail/Office



173 N 700 E
St. George, UT 84770

Listing Date: 11/14/2006
Transaction ID: 1809
Available SF:
Acres: 2.03
Lot SF:
Office SF (ind):
Yard SF (ind):

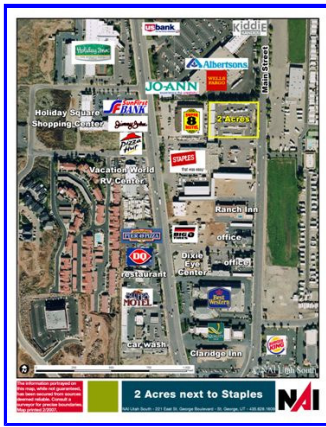
Sale Price:
List Price: \$1,768,536.00
CAP: n/a
Zoning: C-3

Property Class:
YearBuilt:
Description: Hard to find C-3 zoned parcel in Downtown St. George. Site offers excellent visibility and a great view overlooking the city. C-3 is the most flexible commercial zone and offers a wide variety of uses.
Loopnet=14904129 Flex=07-94711 Paragon= PropertyLine= BizBuySell= OtherID=

2 Acres on South Main Street (3419)

Closing Date:

Land/Retail/Office



**900 S Main St (Approx.)
St. George, UT 84770**

**Property Class:
YearBuilt:**

Listing Date: 2/15/2007
Transaction ID: 3419
Available SF:
Acres: 2
Lot SF: 87120
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,600,000.00
CAP: n/a
Zoning: C-3

Description: Access and frontage from Main Street. Part of the old Anderson Lumber Yard. Includes existing door shop building. Great location for office, retail or motel.
Loopnet=1502296 Flex=07-85008 Paragon= PropertyLine= BizBuySell= OtherID=

Comm. Development Land off South Bluff Street (3660)

Closing Date:

Land/Retail/Office



**900 S 250 W (Approx.)
St. George, UT 84770**

**Property Class:
YearBuilt:**

Listing Date: 7/17/2008
Transaction ID: 3660
Available SF:
Acres: 7.5
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$3,463,020.00
CAP: n/a
Zoning: C-2

Description: Price subject to change, at any time, without notice. Seller is pursuing entitlements. It is anticipated that the seller will convey 7.5 usable acres of the total 15.99 acre parcel, subject to city approval of the usable acreage and lot split. Some buyers may be excluded from the listing agreement.
Loopnet=15848852 Flex=08-103085 Paragon= PropertyLine= BizBuySell= OtherID=

Riverside Land Available for Purchase (2943)

Closing Date:

Land/Retail/Office



**1100 E Riverside Dr
St. George, UT 84790**

**Property Class:
YearBuilt:**

Listing Date: 11/30/2007
Transaction ID: 2943
Available SF:
Acres: 0.8
Lot SF: 34848
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$645,000.00
CAP: n/a
Zoning: PD Commercial

Description: Exquisite commercial parcel just west of the post office on Riverside Drive. Outstanding visibility. Prime access. High traffic count in an area of growth. Adjacent to the Virgin River walking trails. High income residential area within one mile. Excellent opportunity for office or retail use!
Loopnet=15487327 Flex=07-95112 Paragon= PropertyLine= BizBuySell= OtherID=

St. George Blvd Redevelopment Property (2338)

Closing Date:

Land/Retail/Office

**600 E. St. George Blvd
St. George, UT 84770**

**Property Class:
YearBuilt:**

Listing Date: 6/5/2007
Transaction ID: 2338
Available SF:
Acres: 2.48
Lot SF: 108464.4
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$2,300,000.00
CAP: n/a
Zoning: C-3

Description: Outstanding commercial redevelopment parcel with frontage on St. George Boulevard, Tabernacle and 600 East.



Loopnet=15253755 Flex=08-95994 Paragon= PropertyLine= BizBuySell= OtherID=

St. George Commercial Land (2405)

Closing Date:

Land/Retail/Office



850 N 2720 E Lot 4
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 9/12/2006
Transaction ID: 2405
Available SF:
Acres: 0.52
Lot SF: 22651
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$390,000.00
CAP: n/a
Zoning: C-3

Description: Quickly growing commercial hub, located south of Wendy's and the new Tuscany Plaza Retail Center, featuring Tai Pan Trading.
Loopnet=15198651 Flex=07-83692 Paragon= PropertyLine= BizBuySell= OtherID=

St. George Commercial Land (2404)

Closing Date:

Land/Retail/Office



850 N 2720 E Lot 3
St. George, UT 84790

Property Class:
YearBuilt:

Listing Date: 9/12/2006
Transaction ID: 2404
Available SF:
Acres: 0.66
Lot SF: 28750
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$544,000.00
CAP: n/a
Zoning: C-3

Description: Quickly growing commercial hub, located south of Wendy's and the new Tuscany Plaza Retail Center, featuring Tai Pan Trading.
Loopnet=15198574 Flex=07-83688 Paragon= PropertyLine= BizBuySell= OtherID=

Tuscany Plaza (2621)

Closing Date:

Land/Retail/Office



850 N 2860 E (Approx.) Lot 1
St. George, UT 84790

Listing Date: 9/11/2007
Transaction ID: 2621
Available SF:
Acres: 1.35
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$875,000.00
CAP: n/a
Zoning: C-3

Property Class:
YearBuilt:

Description: Pad at Tuscany Plaza, directly in front of Tai Pan Trading.
Loopnet=15379577 Flex=07-93080 Paragon= PropertyLine= BizBuySell= OtherID=

Tuscany Plaza (3738)

Closing Date: Land/Retail/Office



850 N 2860 E (Approx.) Lot 1
St. George, UT 84790

Listing Date: 8/27/2008
Transaction ID: 3738
Available SF:
Acres: 2.36
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,400,000.00
CAP: n/a
Zoning: C-3

Property Class:
YearBuilt:

Description: Pad at Tuscany Plaza by Tai Pan Trading.
Loopnet=15379577 Flex=08-103510 Paragon= PropertyLine= BizBuySell= OtherID=

2.06 Acres of Highway Commercial (2788)

Closing Date: Land/Retail/Office



Buena Vista Blvd & Interstate 15
Washington, UT 84780

Listing Date: 10/11/2007
Transaction ID: 2788
Available SF:
Acres: 2.06
Lot SF: 89733.6
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,099,236.60
CAP: n/a
Zoning: C-3

Property Class:
YearBuilt:

Description: Prime commercial property off of Exit 10. Excellent I-15 visibility and frontage.
Loopnet=15566450 Flex=08-101115 Paragon= PropertyLine= BizBuySell= OtherID=

2,760 SF Office Space on 2 Floors (3542)

Closing Date: Office/Central Business District



60 N 300 E
St. George, UT 84770

Listing Date: 5/29/2008
Transaction ID: 3542
Available SF: 2760
Acres: 0.33
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$399,000.00
CAP: n/a
Zoning: Commercial

Property Class: B
YearBuilt:

Description: 2,760 +/- SF office/retail space (includes 760 SF finished basement). Brick construction. Central St. George location. Access to St. George Blvd.
Loopnet=15762735 Flex=08-101331 Paragon= PropertyLine= BizBuySell= OtherID=

2nd East Plaza (2551)

Closing Date: Office/Central Business District



150 N 200 E
St. George, UT 84770

Property Class: B
YearBuilt: 1987

Listing Date: 3/3/2007
Transaction ID: 2551
Available SF: 8946
Acres: 0.39
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,342,000.00
CAP: n/a
Zoning: C-4

Description: Central Business District office building. Great access. Close to city offices, county offices and the courthouse.

Loopnet=15226699 Flex=07-89768 Paragon= PropertyLine= BizBuySell= OtherID=

Ancestor Square (3329)

Closing Date:

Office/Central Business District



2 W St. George Blvd Unit 5
St. George, UT 84770

Property Class: B
YearBuilt: 1979

Listing Date: 3/20/2008
Transaction ID: 3329
Available SF: 2500
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$485,000.00
CAP: n/a
Zoning: C-4

Description: This freestanding building, in Ancestor Square, is located in the heart of both the St. George Central Business District and the Historic District. Neighboring shops include galleries, offices, and restaurants. Owner may consider seller financing.

Loopnet=15643127 Flex=08-98896 Paragon= PropertyLine= BizBuySell= OtherID=

Boulevard Center - Building C (3223)

Closing Date:

Office/Central Business District



150 N 400 E Suite 301
St. George, UT 84770

Property Class: B
YearBuilt: uc07

Listing Date: 11/29/2006
Transaction ID: 3223
Available SF: 5219
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$793,288.00
CAP: n/a
Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 301 has 4,133 usable SF. Sale price starts at \$147/SF for a full floor, or \$152/SF for a half floor, in grey shell condition.

Loopnet=15553959 Flex=08-97843 Paragon= PropertyLine= BizBuySell= OtherID=

Boulevard Center - Building C (3164)

Closing Date:

Office/Central Business District



150 N 400 E Suite 302
St. George, UT 84770

Property Class: B
YearBuilt: uc07

Listing Date: 11/29/2006
Transaction ID: 3164
Available SF: 3684
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$559,968.00
CAP: n/a
Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 302 has 2,917 usable SF. Sale price starts at \$147/SF for a full floor, or \$152/SF for a half floor, in grey shell condition.

Loopnet=15553959 Flex=08-97844 Paragon= PropertyLine= BizBuySell= OtherID=

Boulevard Center - Building C (2985)

Closing Date:

Office/Central Business District

150 N 400 E Suite 101
St. George, UT 84770

Listing Date: 11/29/2006
Transaction ID: 2985
Available SF: 4857

Sale Price:
List Price: \$738,264.00
CAP: n/a



Property Class: B
YearBuilt: 2007

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

Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 101 has 3,846 usable SF. Sale price is \$152/SF in grey shell condition.
Loopnet=15553959 Flex=07-83095 Paragon= PropertyLine= BizBuySell= OtherID=

Boulevard Center - Building C (3163)

Closing Date:

Office/Central Business District



150 N 400 E Suite 202
St. George, UT 84770

Property Class: B
YearBuilt: uc07

Listing Date: 11/29/2006
Transaction ID: 3163
Available SF: 3724
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$547,428.00
CAP: n/a
Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 202 has 2,949 usable SF. Sale price starts at \$142/SF for a full floor, or \$147/SF for a half floor, in grey shell condition.
Loopnet=15553959 Flex=08-97847 Paragon= PropertyLine= BizBuySell= OtherID=

Boulevard Center - Building C (3222)

Closing Date:

Office/Central Business District



150 N 400 E Suite 201
St. George, UT 84770

Property Class: B
YearBuilt: uc07

Listing Date: 11/29/2006
Transaction ID: 3222
Available SF: 5212
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$766,164.00
CAP: n/a
Zoning: C-4

Description: Condo office space for sale. Central Business District location. Suite 201 has 4,127 usable SF. Sale price starts at \$142/SF for a full floor, or \$147/SF for a half floor, in grey shell condition.
Loopnet=15553959 Flex=07-83097 Paragon= PropertyLine= BizBuySell= OtherID=

High Visibility Office for Sale (3753)

Closing Date:

Office/Downtown



538 N Bluff St
St. George, UT 84770

Property Class:
YearBuilt: 1975

Listing Date: 9/4/2008
Transaction ID: 3753
Available SF: 3779
Acres: 0.36
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$495,000.00
CAP: n/a
Zoning: C-3

Description: Freestanding building. High traffic location. Great visibility.
Loopnet=15882103 Flex=08-103747 Paragon= PropertyLine= BizBuySell= OtherID=

Professional Office Investment Property (3463)

Closing Date:

Office/Downtown



1224 S River Rd Suite B100
St. George, UT 84790

Property Class:
YearBuilt: 2005

Listing Date: 8/18/2008
Transaction ID: 3463
Available SF: 3170
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$650,000.00
CAP: 7.50%
Zoning: Commercial

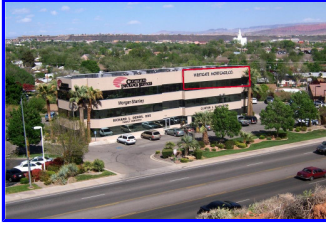
Description: This office space is in the Crossroads Center at McArthur Landing, at the intersection of

River Road & Riverside Drive in St. George. The space is conveniently located next to RE/MAX First Realty & Southern Utah Title Co., as well as many other prominent local professional businesses. This property represents an excellent opportunity to own investment grade real estate for under \$1 million. Loopnet=15885585 Flex=08-103794 Paragon= PropertyLine= BizBuySell= OtherID=

Highly Visible Office Condo for Sale or Lease (3375)

Closing Date:

Office/Downtown



437 S Bluff St Suite 302
St. George, UT 84770

Property Class: B
YearBuilt: 1995

Listing Date: 4/12/2008
Transaction ID: 3375
Available SF: 2600
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$370,000.00
CAP: n/a
Zoning: C-3

Description: Bluff Street location with great signage and visibility. Third floor office (elevator) with 9 offices, conference room, break room, 2 work rooms, and reception area. New tile and paint. Seller financing is available.

Loopnet=15701183 Flex=08-100104 Paragon= PropertyLine= BizBuySell= OtherID=

Riverside Office Park Investment Offering (3561)

Closing Date:

Office/Downtown



359 E Riverside Dr
Buildings 377A & 377B
St. George, UT 84790

Property Class: B
YearBuilt: 1996

Listing Date: 5/15/2008
Transaction ID: 3561
Available SF: 28392
Acres: 4
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$4,459,200.00
CAP: 7.20%
Zoning: C-3

Description: Leased Investment with the State of Utah Division of Facilities Construction and Management, on Behalf of the Division of Child and Family Services and the Division of Recovery Services. Buildings are on a Ground Lease, Expiring in 2051. Ground Lease Allows Purchaser to Depreciate 100% of the Purchase Price.

Loopnet=15777026 Flex=08-101644 Paragon= PropertyLine= BizBuySell= OtherID=

Previous Hurricane Valley Health Center (3174)

Closing Date:

Office/Suburban



90 S 700 W
Hurricane, UT 84737

Property Class: C
YearBuilt: 1989

Listing Date: 2/8/2008
Transaction ID: 3174
Available SF: 9792
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,100,000.00
CAP: n/a
Zoning:

Description: Previous Hurricane Valley Health Center. IHC lease in place until August 31, 2009. Building is vacant - IHC has moved to their new location. Great opportunity for an owner/occupier, or as an investment property.

Loopnet=15594885 Flex=08-98023 Paragon= PropertyLine= BizBuySell= OtherID=

Ivins Commercial Home (2928)

Closing Date:

Office/Suburban



140 E Center St
Ivins, UT 84738

Property Class:
YearBuilt:

Listing Date: 11/27/2007
Transaction ID: 2928
Available SF: 4400
Acres: 0.57
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$469,000.00
CAP: n/a
Zoning:

Description: Located next to the round-about on Center Street. Commercial zoning. Large open spaces in home would be great for a variety of different businesses. Has drive-through doors, 20' ceilings, huge storage areas. Purchase the back residential lot (.69 acre) for an additional \$150,000.

Loopnet=15567891 Flex=08-101474 Paragon= PropertyLine= BizBuySell= OtherID=

Leased Investment (3487)

Closing Date:

Retail/Anchorless Center



1007 W Sunset Blvd
St. George, UT 84770

Property Class:
YearBuilt: 1997

Listing Date: 6/14/2008
Transaction ID: 3487
Available SF: 8800
Acres: 0.67
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$1,400,000.00
CAP: n/a
Zoning: C-3

Description: Multi-tenant site. Block construction with stucco facade. Year 1 base rent \$96,000 (+/-), built-in escalations. Upside on rental income. High traffic location.

Loopnet=15744660 Flex=08-100952 Paragon= PropertyLine= BizBuySell= OtherID=

Coral Canyon Business Center (3737)

Closing Date:

Retail/Anchorless Center



1379 W Sunset Blvd
St. George, UT 84770

Property Class: B
YearBuilt: 1998

Listing Date: 8/26/2006
Transaction ID: 3737
Available SF: 15482
Acres:
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$2,500,000.00
CAP: n/a
Zoning: C-3

Description:

Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Washington City Prime Location (2472)

Closing Date:

Retail/Anchorless Center



82 E Telegraph St
Washington, UT 84780

Property Class:
YearBuilt: uc 07

Listing Date: 6/25/2007
Transaction ID: 2472
Available SF:
Acres: 0.9
Lot SF: 39204
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price:
CAP: n/a
Zoning:

Description: A true mixed use project in the heart of Washington City. High visibility along Telegraph Street. Project will feature office, retail and, possibly, residential units (pending approval). Unit size will vary from just over 700 SF to several thousand SF. Construction to begin in 2007. Currently taking reservations on units for lease and for sale.

Loopnet=15253869 Flex=07-90401 Paragon= PropertyLine= BizBuySell= OtherID=

Beds 4 Less Building (3717)

Closing Date:

Retail/Free Standing



48 N Main St
Hurricane, UT 84737

Property Class:
YearBuilt: 1949

Listing Date: 8/15/2008
Transaction ID: 3717
Available SF: 1820
Acres: 0.06
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$196,500.00
CAP: n/a
Zoning: Hwy Com

Description: 1,820 SF commercial building with 1/2 bath and storage. Built in 1949 and remodeled/updated in 2003. Zoned Highway Commercial. Currently in use as a retail store, but many possibilities. Tenant is on a month-to-month lease at \$1,000/month. Please call listing office for a showing. DO NOT DISTURB TENANT.

Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=

Gateway to Zion Investment Opportunity (3571)

Closing Date:

Retail/Free Standing



694 Zion Park Blvd
Springdale, UT 84767

Property Class:
YearBuilt: 1963

Listing Date: 6/17/2008
Transaction ID: 3571
Available SF: 3223
Acres: 0.22
Lot SF:
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$695,000.00
CAP: 9.00%
Zoning: Central Commercial

Description: Located along the main road into Zion National Park. Tenants in place - will sign long-term leases or relocate. Retail Suite #1 is 1,300 +/- SF. Retail Suite #2 is 1,342 +/- SF. Residential apartment is 506 SF (1 bed, 1 bath). Income potential of almost \$6,000 per month. Possible owner financing.
Loopnet=15794580 Flex=08-102027 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):

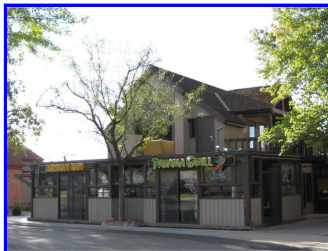
Sale Price:
List Price: \$1,200,000.00
CAP: n/a
Zoning: C-4

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=08-102892 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: You found it! Market-priced, 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=08-101876 Paragon= PropertyLine= BizBuySell= OtherID=

Auto Repair Building (3381)

Closing Date:

Retail/Vehicle Related



475 E 800 N
Hurricane, UT 84737

Property Class:
YearBuilt: 2001

Listing Date: 3/26/2008
Transaction ID: 3381
Available SF: 3000
Acres: 0.38
Lot SF: 16504
Office SF (ind):
Yard SF (ind):

Sale Price:
List Price: \$320,000.00
CAP: n/a
Zoning: M-1

Description: Automotive service building with 2,500 SF warehouse and 500 SF office. Two 12X14 and two 10X12 overhead doors.

Loopnet= Flex= Paragon= PropertyLine= BizBuySell= OtherID=