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Show Agent

S&R Commercial Center



1062 E Tabernacle St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7057	583	04-04-2013	498	2394	0.00	0	C-3	<b><u>SG-SRC-1-5</u></b>

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 Washington County=14-153737

[View Attachment](#)

Retail / Anchorless Center

**Sale / Available**

	Ask
Price:	\$153,216
Price/SF:	\$64.00
CAP:	0.00
Taxes	0

Commercial Building



160 S State St La Verkin, UT 84745

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6144	102248	08-19-2013	361	2791	0.68	0	Commercial	<b><u>LV-64-A-19-A</u></b>

Valuable Commercial property in LaVerkin. Heating & air units almost brand new/heat pump/North swamp/fumace. Seller financing available. Buyer to verify year built. Washington County=13-149000

Retail / Free Standing

**Sale / Available**

	Ask
Price:	\$159,900
Price/SF:	\$57.29
CAP:	0.00
Taxes	0

Moss Towing

Retail / Vehicle Related



2260 W 375 N Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8547	103329	06-25-2014	51	0	0.00	0		<b>H-HIP-12-RD</b>

**Sale / Available**

Ask	
Price:	\$166,000
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

Well established towing service in Hurricane, Utah. Has been in business since 1969. Price includes two trucks (one Kenworth diesel with a roll-back bed and an older Ford tow truck) and three trailers. Several contracts are in place that can be assumed by new owner(s). Great opportunity to take over a respected business and make it grow. Seller financing possible with substantial down. Washington County=14-158066

Retail in Holiday Square

Retail / Anchorless Center



175 W 900 S Unit 1 St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7711	335	12-06-2013	252	1891	0.04	0		<b>SG-HSQ-10</b>

**Sale / Available**

Ask	
Price:	\$250,000
Price/SF:	\$132.21
CAP:	0.00
Taxes	0

Retail Suite For Sale. Great High Traffic Location On Bluff Street, Centrally Located, Near I-15. Iron County=66649 Washington County=13-151732

S&R Commercial Center

Retail / Anchorless Center



1062 E Tabernacle St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
4807	583	11-13-2009	1736	4394	0.00	0	C-3	SG-SRC-1-2, SG-SRC-1-3, SG-SRC-1-4

**Sale / Available**

Ask	
Price:	\$281,216
Price/SF:	\$64.00
CAP:	0.00
Taxes	0

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 Washington County=14-153736

[View Attachment](#)

## North Bluff Plaza



449 N Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8177	100492	04-16-2014	121	3265	0.11	4,792	C-3	SG-NBP-1, SG-NBP-2, SG-SG- NBP-3

Retail / Anchorless Center

**Sale / Available**

	Ask
Price:	\$325,000
Price/SF:	\$99.54
CAP:	0.00
Taxes	0

Three separate units currently leased long term. Unit 449 is Approx. 1,373 Sq. Ft. with paint booth for car painting included as well as garage & office space. Unit 445 is approx. 925 Sq Ft. Unit 443 is approx. 967 Sq. Ft. Exterior has been remodeled and updated. Call listing agents to show & for additional information. Washington County=14-155470

## Car Dealership Property



1460 S Hilton Dr St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8172	101262	02-18-2014	178	1404	0.59	0		SG-5-2-31- 3347, SG-5- 2-31-3354

Retail / Vehicle Related

**Sale / Available**

	Ask
Price:	\$350,000
Price/SF:	\$249.29
CAP:	0.00
Taxes	0

Car dealership facility (real estate only). Was formerly a gas station. DO NOT DISTURB TENANT. Currently on a month-to-month lease. Loopnet=18680822 Washington County=14-155890

[View Attachment](#)

## Dammeron Valley Restaurant



1090 N Hwy 18 Dammeron Valley, UT 84783

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
2987	101183	03-28-2013	505	2700	1.36	0		7200-A-3-B- DV

Retail / Restaurant

**Sale / Available**

	Ask
Price:	\$380,000
Price/SF:	\$140.74
CAP:	0.00
Taxes	0

Dammeron Valley Restaurant! It sits on 1.36 Acres with C-2 zoning, Building is 2,498 Square Foot, includes fixtures and equipment. Other possible uses of this property could be neighborhood strip mall, convenient store and gas station, offices, possibilities are endless. Priced for quick sale!!! Washington County=13-145385

Valley Tire and Lube



50 S State St La Verkin, UT 84745

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7704	757	12-01-2013	257	10500	0.60	26,136	Comm	<u>LV-72-A-1-A-10</u>

Retail / Anchorless Center

**Sale / Available**

Ask
Price: \$475,000
Price/SF:\$45.24
CAP: 0.00
Taxes 0

Office Space 3 large suites with separate entries. Electric key fob. Road frontage. Electric key fob entry. Alarm system. Remodeled late 07. wired for IT applications. 10,500 sqft +/- . Office very well designed with IT or call center possibilities. Loopnet=16628443

Staheli Catering



28 N 300 W Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8215	663	05-01-2014	106	4576	0.00	19,602	Com	<u>W-80-A-1</u>

Retail / Anchorless Center

**Sale / Available**

Ask
Price: \$499,900
Price/SF:\$109.24
CAP: 0.00
Taxes 0

Staheli Catering building. 4,576 square feet with open floor plan. Totally stocked with food prep equipment, walkin refrigerator, freezers, etc. Can remodel into a large variety of uses. Washington County=14-155945

Former Panama Grill Space



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

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
6427	51		3703	0.06	0		<u>SG-ASC-38-A-RD</u>

Office / Central Business District

Distressed

**Sale / Available**

Ask
Price: \$550,000
Price/SF:\$148.53
CAP: 0.00
Taxes 0

Units 38 and 39 of Ancestor Square (also known as the Panama Grill Building), is located within the Historic Ancestor Square complex in the center of downtown St. George, Utah, one of the fastest growing MSAs in the country. This 4,000 sqft 2 story free standing building includes a 2,500 sqft restaurant space (ground floor) and 1,500 sqft office space on the second floor. The entire property is available for lease or sale. The Lease rate for the restaurant space is \$1.25/sqft NNN and the rate for the office spaces upstairs is \$.85/sqft/mo. also NNN. The Ancestor Square retail center is an extremely popular location for locals and tourists. We have 5 of Southern Utah's most popular restaurants including Painted Pony, Benja Thai and Sushi, Pizza Factory, Pasta Factory, George's Corner, not to mention several art galleries and high end quasi-retail office spaces. Units 38 and 39 of Ancestor Square (also known as the Panama Grill Building), is located within the Historic Ancestor Square complex in the center of downtown St. George, Utah, one of the fastest growing MSAs in the country. This location, at the corner of Main Street and St. George Blvd, is one of the most visited historic themed retail sites in Southern Utah. It literally shares the block with the historic Brigham Young Home, and the Inn at St. George. There are 5 existing restaurants at the site, (this site would make 6), and includes some of the areas best art galleries and boutiques. Loopnet=18545559

Restaurant for sale



Washington, UT 84780

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8319	103142		0	0.00	0		

This restaurant is comprised of several components. Breakfast, lunch, dinner, sports bar, pool tournaments, private parties, and live music. The Owner also owns the building and it can be included in the sale or the Owner can retain the building and act as Landlord. Inventory: Not included in asking price Furniture, Fixtures, & Equipment (FF&E): Included in asking price Facilities: Located in well trafficked, Washington location with close proximity to St George Competition: this is a one of a kind establishment for the area, frequented by locals and tourists Growth & Expansion: Since opening in 1996 the business has been primarily focused serving the local community, with drive by customers and word of mouth being the only source of business. No marketing dollars or additional advertising. The owner sees an opportunity to expand the business through a detailed marketing plan, frequent diner rewards program, etc, Support & Training: 4 weeks Reason for Selling: retiring Contact Business Seller Asking Price: \$575,000 Gross Income: \$475,000 Cash Flow: N/A EBITDA: N/A FF&E: \$100,000 Inventory: \$3,500\* Real Estate: N/A Established: N/A Employees: N/A BizBuySell=1087681

Retail / Restaurant

**Sale / Available**

	Ask
Price:	\$575,000
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

Retail Investment on North Bluff Street



705 N Bluff St St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8139	797	01-14-2014	213	5120	1.09	0	C-3	<b><u>SG-1746-B-2-A</u></b>

Fully leased retail investment located on North Bluff, adjacent to Alberto's Restaurant. Seller financing available with 10% down. DO NOT DISTURB TENANTS. Please call Listing Agent for additional information. Loopnet=18658058 Washington County=14-155451

[View Attachment](#)

Retail / Anchorless Center

**Sale / Available**

	Ask
Price:	\$575,000
Price/SF:	\$112.30
CAP:	0.00
Taxes	0

St George Blvd Retail



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

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7726	514	12-11-2013	247	2900	0.46	20,038	C-3	SG-1328-A-1-E////

Great location on St George Blvd. Potential for multiple business. It currently has a leather repair business, owner would consider selling with building. 2 business retail space one side is approximate 2000sq ft and approximate 1000 sq ft. Great parking. Iron County=66709

Office / Downtown

**Sale / Available**

	Ask
Price:	\$595,000
Price/SF:	\$205.17
CAP:	0.00
Taxes	0



RV Dealership with Land

Retail / Vehicle Related



**CONFIDENTIAL LISTING**

1210 W State St Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8378	100432	05-27-2014	80	3916	2.00	87,120	COM	H-3-1-33-2142, H-3-1-33-2144

**Sale / Available**

Ask	
Price:	\$800,000
Price/SF:	\$204.29
CAP:	0.00
Taxes	0

Established RV dealership in Utah. Turn-key operation. Fully staffed with sales and service divisions. Asking price includes real estate and all FF&E. Total acreage is approximately 5 acres (2 owned by seller and 3 leased). Inventory to be purchased at dealer cost as of the day of sale. For location, marketing package and financials, please contact the listing agent for a Confidentiality Agreement. Loopnet=18758432 Washington County=14-157356 BizBuySell=1095666

Prime Commercial Property

Retail / Restaurant



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

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8442	103260	06-11-2014	65	5565	0.73	31,799	COM	<b>SG-1250-RD</b>

**Sale / Available**

Ask	
Price:	\$800,000
Price/SF:	\$143.76
CAP:	0.00
Taxes	0

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. Private Remarks: Do not disturb tenants - MUST CONTACT LISTING AGENT TO SHOW. Thanks! Washington County=14-157099

Dickeys BBQ Franchise

Retail / Restaurant



St. George & Washington, UT

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8423	103253		0	0.00	0		<b>SG-NBCS-4</b>

**Sale / Available**

Ask	
Price:	\$829,900
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

Profitable Nationwide Multi-Unit Franchise Dickey

Retail/Office Adjacent to Grocery

Retail / Restaurant



1135 E 700 S St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7442	101356	09-20-2013	329	4630	0.81	0	C-2	<b>SG-1722-A</b>

**Sale / Available**

Ask	
Price:	\$849,000
Price/SF:	\$183.37
CAP:	0.00
Taxes	0

Office/Retail buildings located adjacent to Harmon's Grocery, a large regional grocery store chain. Near new Intermountain Health Care Regional Hospital and medical associated office buildings. 700 South is a high traffic, east - west corridor. Near intersection of River Road and 700 South. River Road is a major north - south corridor with high traffic flows. Available buildings have very high traffic exposure. Property Line=427595

Former Dixie Nutrition Building

Retail / Free Standing

Distressed

Sale / Available



2746 E 850 N St. George, UT 84790

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8413	101017	05-23-2014	84	6684	0.00	0	C-3	<b>SG-CHD-1</b>

Ask	
Price:	\$900,000
Price/SF:	\$134.65
CAP:	0.00
Taxes	0

Retail condo. Former Dixie Nutrition location. Across the street from the C-A-L Ranch Store. Property is sold "as is." All terms are subject to owner approval at owner's discretion. Title will be conveyed by Special Warranty Deed. Children's Dental NOT included. Loopnet=18760488 Washington County=14-157384

[View Attachment](#)

Retail Showroom on Telegraph

Retail / Free Standing

Sale / Available



214 E Telegraph St Washington, UT 84780

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
2606	176	09-20-2013	329	0	15,000.00	1	Commercial	<b>W-61-A</b>

Ask	
Price:	\$999,990
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

15,000 sq ft currently being used as retail/warehouse. Could be divided into 5,000 sq ft office or retail and 10,000 sq ft warehouse. Located on high traffic corridor of Telegraph Street with easy access to new Exit 13 on I-15. High visibility and centrally located for distribution between Washington, Hurricane, and St. George. Sale is for building and land. 3 overhead doors. Property Line=433503

Auto Care Facility

Retail / Vehicle Related

Sale / Available



1680 W Sunset Blvd St. George, UT 84790

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8094	100005		3450	0.50	0	Commercial	<b>SG-6-2-23-4429</b>

Ask	
Price:	\$1,130,000
Price/SF:	\$327.54
CAP:	0.07
Taxes	0

1680 W. Sunset Boulevard, Saint George, Utah, is an automotive retail facility designed for many high quality automotive services. The building has a total of 3450 square foot situated on .50 acres. The building consists of 2100 SF of auto service area featuring three (3) automobile repair/servicing bays, plus 1350 SF of mechanic room, reception area and restrooms. The large parking lot is paved. The property is fully landscaped. 1680 W. Sunset Boulevard, Saint George, Utah, has high visibility and is located on a main corridor within 3 miles of the City Center. Nearby businesses Family Dollar, Maverick Country Store, Perks Espresso, Marble Slab Creamery, Wendy's & McDonalds Restaurants, Big O Tires and Slick Willey's. Loopnet=18591826

Auto Service Facility

Retail / Vehicle Related



346 W State St Hurricane, UT 84737

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
5385	100273	08-26-2010	1450	8019	1.00	0	Hwy Com	<b>H-269-A-1-B</b>

Includes 2 buildings: 5,183 SF & 2,836 SF. Some equipment included. Short-term lease in place. DO NOT DISTURB TENANT. Loopnet=16850596 Washington County=13-151286

[View Attachment](#)

**Sale / Available**

	Ask
Price:	\$1,495,000
Price/SF:	\$186.43
CAP:	0.00
Taxes	0

Transmission & General Auto Repair

Retail / Vehicle Related



Washington County , UT

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8621	103368		0	0.00	0		

This transmission and general auto repair shop has been serving the Southern Utah market for over 20 years. Their customers include residents and businesses from northern Nevada, eastern and western Utah as well as Iron and Washington counties. The owner and employees pride themselves in providing expert, knowledgeable transmission and general auto repair service to all makes and models of cars, trucks and commercial vehicles. After all these years, the seller has decided to retire from the auto repair business and concentrate on other personal interests. For a qualified buyer, seller will finance \$900,000. BizBuySell=1106372

**Sale / Available**

	Ask
Price:	\$1,500,000
Price/SF:	\$0.00
CAP:	0.00
Taxes	0

Dixie Arts Conservatory

Retail / Anchorless Center



1028 E Tabernacle St St. George, UT

TransID	PropID	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
7645	576		24047	1.25	54,450	C-3	<b><u>SG-TCCO-201</u></b>

Washington County=14-155228

**Sale / Available**

	Ask
Price:	\$2,200,000
Price/SF:	\$91.49
CAP:	0.00
Taxes	0

Tonaquint Retail Center

Retail / Anchorless Center



1487 Silicon Way St. George, UT 84770

TransID	PropID	Listed	DOM	Ava SF	Acres	Lot SF	Zoning	Tax ID
8417	103247	05-27-2014	80	22644	2.51	109,336	COM	<b><u>SG-6-2-35-232</u></b>

Great Investment Property in Tonaquint Development with good tenant base. Has below ground parking and high quality building. Washington County=14-156943

**Sale / Available**

	Ask
Price:	\$4,200,000
Price/SF:	\$185.48
CAP:	0.00
Taxes	0



