Exclusive Offerings

For Sale

Retail

NNN Investment Opportunity in Brian Head UT

Address Upon Request Brian Head, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Anchorless Center	**8,204**		**VC**

Central Brian Head Location with multi-purpose use. 100% occupied with strong tenants in place. Steps from chair lifts and ski lodge parking lot. Easy walking distance to multiple condominium developments. Additional land available.

For Additional Info, Text 19714 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	8,204	**$1,490,000**	**$182**	**8**	

Wagon Trail Plaza

5031 Wagon Trail Ave Las Vegas, NV

Contact Maria R. Herman

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Anchorless Center		**3.05**	**C-2**

Seconds from the Decatur/215 on ramp. Strong demographics in a highly sought after southwest location. Great visibility from the 215 Beltway. Going to work side of street with traffic counts of 40,000 CPD. Pad is ready for ground lease, purchase, or BTS clients.

For Additional Info, Text 16046 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
Pad 1	**20,000**	**$500,000**	**$25**		

Retail Space for Sale or Lease in Grand Circle Plaza

1141 W State St Hurricane, UT

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Community Center	**2,040**	**0.18**	**HC**

For Sale or Lease in Grand Circle Plaza. Located just off State Street and zoned highway commercial the visibility is amazing! Lease price $0.90/SF/Mo NNN.

For Additional Info, Text 10267 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
4	**2,040**	**$279,999**	**$137**		

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Beautiful Multi-Tenant Retail Investment

440 W St. George Blvd St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Community Center	**7,955**	**0.5**	**C-3**

Great high traffic location in Utah.

For Additional Info, Text 19472 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	7,955	**$2,690,000**	**$338**		

C-Store & Restaurant

325 N Sandhill Blvd Mesquite, NV

Contact Jon Walter, Jon Walter

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
C-Store	**5,200**	**1.15**	**CR-2**

Convenience store and restaurant at an excellent signalized location. The entire property is available for $1,600,000.00. The Gas station only is priced at $900,000 and the Restaurant only for $700,000. The price does not include the business, however the ARCO AMPM Franchisee may be interested in selling the business at an additional pr[...]

For Additional Info, Text 18497 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
2 Parcels	**5,200**	**$1,600,000**	**$308**		

Gas Station, Orderville UT

94 W State St Orderville, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
C-Store	**3,108**	**0.26**	**Hwy Com**

Great gas station opportunity less than 20 miles from Zion's National Park in Orderville, UT. Inventory and Fuel are sold in addition to the purchase price.

For Additional Info, Text 19259 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	3,108	**$389,000**	**$125**		

A&W Restaurant

1335 N Arthur Ave Pocatello, ID

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
C-Store	**3,230**	**0.7**	

Great location in Pocatello, ID! Fast food A&W.

For Additional Info, Text 16252 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	3,230	**$800,000**	**$248**		

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Convenience Store

1309 N Arthur Ave Pocatello, ID

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
C-Store	1,864	0.7	

Great location in Pocatello, ID! Arthur Ave Station has 1,864 SF and was re-built in 2009.

For Additional Info, Text 17937 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	1,864	$1,100,000	$590		

Convenience Store

506 S 5th Ave Pocatello, ID

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
C-Store	2,700	0.7	

Great location in Pocatello, ID! Convenience Store has 2,700 SF and was built in 1996.

For Additional Info, Text 17938 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	2,700	$1,100,000	$407		

Portfolio of Multiple Properties

Utah Portfolio , UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	133,892		

Bulk 4 Property Portfolio Sale. Regional Tenant with nearly $80 Million in annual sales. Corporate leases in place for 4 properties are NNN. One location has multiple tenants. Multiple properties portfolio sale. NDA must be signed and buyer qualifications must be presented to receive confidential Information. Portfolio is being sold with[...]

For Additional Info, Text 16747 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
01 W 900 S (Utah	28,500	$4,350,000	$153	6.9	
Complete Portfoli	109,892	$10,263,000	$93	6.9	
E Panther Way (I	51,000	$5,913,000	$116	6.9	

Longstanding Successful Service Business with Real

Confidential , UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	7,000	1.01	Commercial

Great opportunity!

For Additional Info, Text 18873 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	7,000	$2,900,000	$414		

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Commercial Property on South Main

1181 S Main St Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	**1,671**	**1.18**	**CEN COM**

Located on the east side of Main Street. Close to SUU, in the retail center of Cedar City.

For Additional Info, Text 10172 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	1,671	**$575,000**	**$344**		

Sevier Coffee Co. Business & Building

16 N Main St Hatch, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	**1,759**	**0.41**	**Com**

Sevier Coffee Co. shop located in the center of town and walk-able to nearby hotels and vacation rental sites on the high traffic Highway 89. Property was renovated in 2019 and features a full commercial kitchen and includes range/oven, hood system, Ansul System, dishwasher, sinks, refrigerators and freezer. Includes new Casadio Espresso [...]

For Additional Info, Text 19940 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	1,759	**$399,000**	**$227**		

Retail Building on State Street

250 W State St Hurricane, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	**4,000**	**0.51**	**COM**

Two-tenant, stand alone building on State Street in Hurricane. Located across the street from Zions Bank. Great visibility, signage and parking. Focus Eye Center is a current tenant. One space available for lease.

For Additional Info, Text 13268 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	4,000	**$725,000**	**$181**	**5.8**	

Prime Corner, Kanab

309 S 100 E Kanab, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	**2,256**	**0.6**	**Mixed C-2**

Charming two-story brick home at the center of town that sits on an over-half acre, partially undeveloped lot.

For Additional Info, Text 18958 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	3,000	**$695,000**	**$232**		

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Chance To Own Your Own Tavern

4485 S Jones Blvd Las Vegas, NV

Contact Maria R. Herman

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	**11,530**	**1.31**	**C-2**

Do Not Disturb Tenant, Shown By Appointment Only! Currently operating as a well-established neighborhood bar with 15 bartop slot machines and a Golden Gaming Slot lease agreement. Seller willing to stay on as tenant if need be. New roof, full kitchen, parking lot was recently resealed and striped, a private event room, and second floor i[...]

For Additional Info, Text 16888 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	11,530	**$2,150,000**	**$186**		

Service / Commercial Bldg. on 1 Acre for Sale!

1701 E. State Hwy. 168 Moapa Valley, NV

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	**5,000**	**0.1**	**C-2**

-/+ 5,000 SF commercial building that sits on 1 acre is FOR SALE. Located on Hwy 168. Great for a C-Store or up to 2 tenants. Zoned for C-2

For Additional Info, Text 18782 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	5,000	**$259,000**	**$52**		

Great South Salt Lake City Building For Sale!

159 E 3900 S Salt Lake City, UT

Contact Stan Perkins, Jay Blacker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	**3,200**	**0.11**	**CC**

Great building in Mid Salt Lake area.

For Additional Info, Text 18764 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	3,200	**$350,000**	**$109**	**84770**	

Home Depot Anchored Retail

1626 W Sunset Blvd St. George, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Free Standing	**4,695**	**1.09**	**C-3**

Building B is available for Lease. The entire property can be purchased together. Tropical smoothie Cafe has a long term lease in place.

For Additional Info, Text 19032 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	4,695	**$1,612,000**	**$343**		

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Successful Motel with Increasing $$

Address Upon Request , UT

Contact Pat Chappell, Mat Chappell, Joby Venuti

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Hotel/Motel			

Located at the entrance to a National Park with 10% plus increases in Room Revenues per year over the last three years. Property is well maintained with a high occupancy rate. Year to year increasing room rate averages. Highly scenic location with great views from the rooms. Quality restaurant included. Plan approved to add more rooms. Fo[...]

For Additional Info, Text 16367 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
		$4,600,000			

Profitable Hotel in Southern Utah

323 S Main St Cedar City, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Hotel/Motel		**0.55**	**CC**

36 Room Roadway Inn built in 1975. The property is located in downtown Cedar City, UT, a cool mountain town that offers world class cultural attractions and that boasts a close proximity to Southwest Utah's Mighty Five National Parks. The property has an estimated 2019 room revenue proforma of $394,748 and is priced under replacement cost[...]

For Additional Info, Text 16897 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
		$1,200,000			

Knights Inn, Cedar City

281 S Main St Cedar City, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Hotel/Motel	**14,969**	**0.89**	

47 room motel with managers apartment. 17 single beds & 30 double beds, pool, sauna and part of the Red Lion Corporation.

For Additional Info, Text 18096 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	14,969	**$2,200,000**	**$147**		

Great Basin Inn and Quick Mart - Price Reduced!

701 E Aultman St Ely, NV

Contact Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Hotel/Motel	**18,000**	**1.52**	**430**

Excellent location on the signaled intersection of two state highways. 29 Room Motel: Rooms in good condition, good property revenues, large lot with room for expansion of new build. Profitable convenience and liquor store, tanks in place if desire to add gas pumps. Includes long term leased properties: 1 on site 1,800 SF, 3 Bedroom h[...]

For Additional Info, Text 16972 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	18,000	**$1,200,000**	**$67**		

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Luxury Retreat Lodge with Room for expansion

480 W Main St Escalante, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Hotel/Motel	**8,380**	**13**	**Com**

13 Acres with utilities and city approval in place for expansion. (Approved for 40 additional rooms) 8 Luxury Executive Suites with views. Managers Living Quarters (2 Bed 1 Bath w/ Living Room + Kitchen). Additional Basement Apartment. Separate Lobby and Check-in Office with stock and storage rooms. New Premium Construction includes water[...]

For Additional Info, Text 18867 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	8,380	**$2,100,000**	**$251**		

Great Turn Key Property

280 W Main St Escalante, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Hotel/Motel	**5,640**	**0.83**	**Commercial**

The Inn of Escalante includes 8 rooms plus large Owner / Manager home. Property has been a B&B in the past, and recently switched to an Inn. Both property types can work. Situated on Scenic Byway 12 with growing tourism and recreation all around. Located in the heart of Grand Staircase Escalante National Monument. Furnished rooms boast a [...]

For Additional Info, Text 18888 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	5,640	**$1,250,000**	**$222**		**$4,619**

Manti Country Village Motel & Dirk's Farmhouse Rest

115 N & 145 N Main St Manti, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Hotel/Motel	**12,943**	**0.83**	**C**

Top Rated Hotel & Restaurant in Manti, UT. 23 Room well appointed motel includes 2 bedroom managers apartment. Adjacent well reviewed popular restaurant property. Close to major attractions including Golf Course, 4 blocks from LDS temple, Snow College, Arepeen ATV Trails, and newly constructed Sports Complex.

For Additional Info, Text 18650 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	12,943	**$1,295,000**	**$100**		

Motel 6 - Richfield UT

647 S Main St Richfield, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Hotel/Motel	**15,011**	**1.55**	**C**

NAI Excel Hospitality has been retained to exclusively represent the owner in the sale of this 38 room Motel 6 build in 1975. The property is located in Richfield, UT; South Central Utah's largest city and a popular recreation destination for outdoor enthusiasts in Utah. This Motel 6 is located on Main Street in the heart of downtown Rich[...]

For Additional Info, Text 16353 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	15,011	**$985,000**	**$66**		**$13,405**

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Value Add Hotel & Full-Service Restaurant

1140 S Bluff St St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Hotel/Motel	**29,500**	**1.94**	**C-3**

Full-service restaurant and hotel for sale just off of Exit 6 in St. George. Hotel has 42 rooms plus lobby, manager's apartment and storage/utility rooms. Restaurant is approximately 6,920 SF and was completely remodeled in 2013. Restaurant currently has a full liquor license, which may be transferred to new owner with DABC approval. Ho[...]

For Additional Info, Text 10149 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	29,500	**$2,700,000**	**$92**		

Park at Paradise Condo for Sale With Snow Canyon P

1449 N 1400 W St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Neighborhood Center	**1,233**		**PD-AP**

4 Suites currently available for lease with prices started at $1.00/SF/Month. These suites have great visibility from Snow Canyon Parkway and 1400 West. Tenant Improvements have an available allowance. This space is perfect for retail or office space. Equipped with a beautiful courtyard and amenities along with ample parking. Suite A-4 is[...]

For Additional Info, Text 11426 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
A-4	**1,233**	**$160,290**	**$130**		

Crimson Corner

Off 3000 E & Crimson Ridge Dr St. George, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Neighborhood Center	**13,920**		**C-2**

New neighborhood convenience center located off of busy 3000 East. Several new housing developments in the area. Great for any retail or office users. Lease from 1,000 to 7,920 SF. Lease prices 3,000 SF and under are $1.50/SF/mo NNN, 3,000 SF and higher are $1.40/SF/mo NNN. The NNN is $.23/SF/mo. Shell Space with $35 TI Allowance.Purcha[...]

For Additional Info, Text 19314 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
) B (2) 3,000 SF U	**6,000**	**$540,000**	**$90**		
)00 SF Units, (1) 1	**7,920**	**$712,800**	**$90**		

Stage - Mesquite Power Center

1165 W Pioneer Blvd Mesquite, NV

Contact Jon Walter, Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Regional Center	**24,929**	**1.37**	**PUD**

Mesquite Power center is located directly across from Wal-Mart off I-15 in Mesquite Nevada. It's close proximity to the Mesa View Regional hospital, Sun City's Del Web retirement community and other residential growth, makes this the ideal location. Stage Store 25,000 SF Single Tenant Net Leased Investment, each parcel may be sold individ[...]

For Additional Info, Text 13700 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	25,000	**$2,895,000**	**$116**		

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4.5 Star Hottest Restaurant Near National Park

Address Upon Request , UT

Contact Pat Chappell, Mat Chappell, Joby Venuti

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Restaurant	10,960	2.02	Com

Amazing Potential & HUGE Discounted Price!! Hi-end large steak restaurant with Liquor license, line dancing, and professionally designed. Located near a high traffic National Park. Confidentiality Agreement must be signed for additional information to be released.

For Additional Info, Text 15852 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	10,960	$1,290,000	$118		$7,951

Restaurant-Tavern Investment

432 N 100 W Cedar City, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Restaurant	11,036	0.6	GC

Investment sale. Toadz Tavern has been in business for 10-years and recently signed a new 10-year lease. Please do not disturb tenant. Sale is for the real estate only; owner is not associated with the Tenant.

For Additional Info, Text 13894 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	11,036	$865,000	$78		

Restaurant Location on Main St

301 S Main St Cedar City, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Restaurant	6,574	0.67	CC

Great location for this investment property with high visibility located on Main St. Currently setup for a restaurant, has furniture, fixtures and equipment. Equipment and building is sold "AS-IS" where is. Close to downtown, SUU and Shakespeare Festival. Seating capacity up to 200 people (no warranty on equipment or fixtures).

For Additional Info, Text 19720 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	6,574	$640,000	$97		$3,693

2 Restaurant Locations in Utah

Confidential Confidential, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Restaurant		0.64	

Location 1: Business and Real Estate Included (Fee Simple). Revenue: 2017, $1,088,824; 2018, $1,140,167. Location 2: Business Only. Revenue: 2017, $1,392,824; 2018, $1,509,381

For Additional Info, Text 18089 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
		$2,300,000			

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Shooters Restaurant and Lounge - Price Reduced!

714 E Aultman St Ely, NV

Contact Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Restaurant	**5,211**	**0.32**	**480, 490**

Excellent location on the signalized intersection of Highway 93 and Highway 95. Profitable restaurant lounge and bar. Established business with strong local support. Includes long term leased rental units including: on site adjacent home and 3 on site rentals apartments. Recent full kitchen renovation. Property is in excellent condition. [...]

For Additional Info, Text 16991 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	5,211	**$895,000**	**$172**	**17**	

Turn Key Restaurant Space

115 N Main St Manti, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Restaurant	**3,000**	**0.83**	**C**

Turn Key Restaurant for sale. Fully equipped kitchen and lobby. Well reviewed restaurant in Manti, UT. Excellent high traffic location on Main St. Bring your own business or option to take over and operate existing established restaurant business.

For Additional Info, Text 19168 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	3,000	**$400,000**	**$133**		

Restaurant Business for Sale

Orem, UT

Contact Stan Perkins, Jay Blacker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Restaurant	**11,283**		

Well Known Japanese Sushi and Steakhouse in prime Utah County location. Existing clientele base. Owners will provide 30 days of training, if desired. Lease term is negotiable. For additional information please sign Confidentiality Agreement.

For Additional Info, Text 11520 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	11,283	**$350,000**	**$31**		

30 RV/Park Model Lots in The Canyons RV Resort

40 N 2770 W Hurricane, UT

Contact Joby Venuti

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
RV Park		**2.49**	**MH/RV**

RV/Park Model spaces available as individual sale. See brochure for individual pricing on lots.

For Additional Info, Text 16711 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX

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Commercial Bldg with Land on South Main

1157 S Main St Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Vehicle Related	**3,000**	**1.24**	**CEN COM**

Located on the east side of Main Street. Close to SUU, in the retail center of Cedar City. Built in 1974. Remodeled in 2016.

For Additional Info, Text 10156 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	3,000	**$650,000**	**$217**		

Decatur Rents Apartments

321 N Decatur Las Vegas, NV

Contact Patrick Sauter, Steve Nosrat

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family	**29,025**	**1.49**	**R-3**

NAI Vegas, as exclusive advisor, is pleased to present Decatur Rents (the “Property”), a in 36-unit multi-housing investment opportunity. Located at 321 S. Decatur Blvd., the property offers two floorplans that feature updated interiors with the opportunity for new ownership to capitalize on units that are below market rents.

For Additional Info, Text 19378 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	29,025	**$3,950,000**	**$136**		

The Point on Flamingo Apartments

939 & 969 E. Flamingo Rd. Las Vegas, NV

Contact Art Carll-Tangora, Patrick Sauter, Steve Nosrat

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family	**190**	**4.89**	**R-5**

The Point on Flamingo (the “Property”), a 189-unit multihousing investment opportunity in Las Vegas, Nevada. Located within the highly desirable and economically robust University submarket, The Point is directly adjacent to the University of Nevada Las Vegas as well as two major highway systems, I-215 and US-95, providing residents easy [...]

For Additional Info, Text 19054 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	190,890				

Automotive Machine Shop in Southern UT

Confidential Location , UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other			

Well established business. Large customer base and strong B2B accounts. Sale is for business and assets only - no real estate. Owner willing to stay, for a period of time, to train. Click "More Details" for additional information and confidentiality agreement.

For Additional Info, Text 10056 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
		$229,000			

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General Store in Brian Head UT

Address Upon Request Brian Head, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other			**VC**

Central Brian Head Location! Steps from chair lifts and ski lodge parking lot. Easy walking distance to multiple condominium developments. Gross Revenue increased by $100k every year since 2017. Sign Confidentiality Agreement for additional information. Location is leased.

For Additional Info, Text 19713 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	2,451	**$550,000**	**$224**		

Established Business

Ivins, UT

Contact Stan Perkins

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other			

Exciting business in the construction industry. Has good track record and great potential for new owner. Sale includes $30,000 in equipment. Training and startup assistance.

For Additional Info, Text 13697 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
		$50,000			

Successful Business

Address Upon Request St. George, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other			

Long history in the community - retirement forces sale. Owner will train and consult to assist in ownership. Fairly simple to learn business with lots of referral business and currently turning selectively taking taking orders. On track to do $90-$100k in sales this year (roughly $12k in NOI). Assets included in the sale. Leased location [...]

For Additional Info, Text 19481 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
		$25,000			

Owner Managed Beauty Operation

Business Only St. George, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other			

Around $180,000+/- in gross revenue in 2019, $100,000 +/- profit, $30,000 +/- in FF&E, mo-mo lease of $1400 (landlord will consider signing extended term lease), owner will train, will consider seller carry, selling to scale divest investments.

For Additional Info, Text 19992 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
		$150,000			

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Located in Historic Downtown Las Vegas!

710 S 9th St Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**6,228**	**0.31**	**P-R**

Located in the Historic Downtown Las Vegas and ideal for a professional owner/user. Mix of private offices, cube stations, and conference room. Private parking in the front and back of the property.

For Additional Info, Text 18306 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	6,228	**$1,050,000**	**$169**		

Investment Opportunity Available!

3930 & 3920 E Patrick Ln Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**14,200**	**1.02**	**C-P**

Rare, single-tenant net leased investment opportunity. Beautiful upgraded interior, with frontage on Patrick Lane. 5-year net lease commencing at the close of escrow. Personal guarantee of the lease, willing to show financial through escrow. The lease term is negotiable.

For Additional Info, Text 18742 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	14,200	**$1,800,000**	**$127**	**8.05**	

FOR SALE | 2601 N TENEYA WAY

2601 N Tenaya Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**8,800**	**1.08**	**C-PB**

Standalone Wet Medical Office For Sale and For Lease! Excellent condition and great floor plan for patient flow. Located in highly desirable Northwest Medical District. Frontage and signage on North Tenaya Way. Minutes away from Mountainview Hospital, major retailers, and Interstate 95. Beautiful public park access with walking path, tabl[...]

For Additional Info, Text 19038 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
100	**8,800**	**$3,200,000**	**$364**		

4701 N Torrey Pines

4701 N Torrey Pines Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**43,245**	**5.09**	**C-1**

Single Tenant Professional Office Available - Leased to the Bureau of Land Management. Less that 1% of Build-to-Suit GSA leases exercise the termination option, very specialized with extensive tenant improvement and security requirements, original build-to-suit from 2002 - 17 year occupancy history! 5.09 Acre site with secure yard, Easy [...]

For Additional Info, Text 19026 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	43,245	**$9,200,000**	**$213**	**7.3**	

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601 S 9th Street

601 S. 9th Street Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**9,796**	**0.17**	**P-R**

Located in the Historic Downtown Las Vegas Area. Ideally for Professional Owner/User, mix of private offices, open work space, and conference rooms. Covered Parking.

For Additional Info, Text 19123 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	9,796	**$2,150,000**	**$219**		

602 S 10th Street

602 S 10th Street Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**4,409**	**0.24**	**P-R**

Located in the Historic Downtown Las Vegas Area. Ideal for Professional Owner/User, mix of private offices, open work space, and conference rooms. Covered Parking.

For Additional Info, Text 19124 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	4,409	**$899,000**	**$204**		

OWNER - USER OPPORTUNITY | $1,299,000.00

3470 E Russell Rd Las Vegas, NV

Contact Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**11,568**	**0.59**	**C-P**

Perfect owner-user opportunity with tenancy in place to off-set expenses. Currently operating as executive suites with upside potential. Beautiful office park located off the highly trafficked Russell Rd. with oversees 32,000 VPD

UNIT	SF	PRICE	$ / SF	CAP	TAX
	11,568	**$1,299,000**	**$112**		

FOR SALE | $1,100,000.00

2050 Mariner Dr Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**3,739**	**0.38**	**C-1**

Turn-key Wet Medical Office Condo Available! Features 9 exam rooms, nurses station and 4 private offices. Located minutes from Mountainview Hospital, Desert Shores Community, and the Northwest Medical District. Attractive SBA Financing Available. Current owner to leaseback the premises on a month to month basis for a maximum of 6 months.

For Additional Info, Text 19584 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	3,739	**$1,100,000**	**$294**		

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1640 E. Sahara - $599,000

1640 E Sahara Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**4,928**	**0.16**	**C-1**

Perfect Investment Opportunity! Located directly on Sahara Ave. Currently operating as Executive Suites offering full service to tenant with only a few suites left to fill. Recent remodeled and currently tenancy is on month-to-month terms. Frontage and signage on Sahara with as underground parking garage delivering a parking ration of 3.2[...]

For Additional Info, Text 18767 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	4,928	**$599,000**	**$122**		

3450 W Cheyenne Ave | For Sale

3450 W Cheyenne Ave North Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**8,000**	**0.24**	**PUD**

Perfect ownership opportunity in the heart of the North Las Vegas commercial airport district. Ideal for businesses serving North Las Vegas and the surrounding industrial developments. Additional income in place located in a thriving business park. Additional income in place located in a thriving business park. Frontage and signage direc[...]

For Additional Info, Text 18815 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	8,000	**$1,280,000**	**$160**		

Downtown Office

308 W Tabernacle St. George, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Central Business District	**7,200**	**0.45**	**CBD**

Downtown office, in opportunity zone. Partially occupied, fully remodeled over the past few years, great signage with approximately 3200 SF on the main 2000 SF up and down. Near the newly finished Joule Plaza and City View.

For Additional Info, Text 19019 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	7,200	**$1,368,000**	**$190**		

Beautiful, Historic Office Building

694 S Main St. George, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Downtown	**1,189**	**0.14**	**A-P**

The “Old Rock House” is a local landmark building. Nostalgic property with very nice finishes. Has reception area, 2 very large private offices, conference/work room, storage room & adequate built in storage cabinetry. Great office for attorney, real estate, title, medical or any other professional use.

For Additional Info, Text 10196 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	1,189	**$375,000**	**$315**		

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High Traffic Office Location

1085 S Bluff St St. George, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Downtown	**12,584**	**0.77**	**C-2**

Fully renovated property in downtown St. George. Excellent location with 5 year leases in place on Main Level and Lower Level.

For Additional Info, Text 19045 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	6,778	**$2,867,000**	**$423**		

Owner/User Opportunity with Additional Rental Incom

2551 S Fort Apache Rd Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Medical Office	**9,864**	**0.77**	**C-1**

Owner/User Opportunity with additional rental income. Qualifies for SBA Financing and is located in the thriving West Las Vegas Submarket, less than one mile from Summerlin. Affluent demographics and across the street from Canyon Gate Country Club. Excellent visibility and signage on Fort Apache Road.

For Additional Info, Text 17053 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	9,864	**$1,700,000**	**$172**		

Confidential Listing

Address Upon Request Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Medical Office		**1.65**	**U (SC)**

96-bed facility with the capacity to hold up to 144 beds for current convalescent care/skilled nursing. Perfect for skilled nursing, rehabilitation, post-acute care, memory care, and more. Located in the Northwest Medical District of Las Vegas neighboring multiple corporate and medical headquarters. Lush courtyard and landscaping, with mu[...]

UNIT	SF	PRICE	$ / SF	CAP	TAX

Confidential Listing

Address Upon Request (Portfolio) Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Medical Office	**41,976**	**2.89**	**U(SC)**

96-bed facility with the capacity to hold up to 144 beds for current convalescent care/skilled nursing. Perfect for skilled nursing, rehabilitation, post-acute care, memory care, and more. Located in the Northwest Medical District of Las Vegas neighboring multiple corporate and medical headquarters. Lush courtyard and landscaping, with mu[...]

For Additional Info, Text 19907 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
› |Two Inpatient F	**41,976**				

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2628 W Charleston

2628 W Charleston Blvd Las Vegas, NV

Contact Ryan McCullough, Tyler Jaynes, Connor Watson

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Medical Office	**10,422**	**0.81**	**CD**

100% Occupied, Two-Tenant Medical Office Investment Opportunity. Staggered leases with multiple options to extend. Full-service imaging site offering MRI and CT. Pueblo Medical Imaging has multiple locations in Las Vegas and over 20 physicians. Located in the heart of the Las Vegas Medical District, minutes from UMC Hospital and the futur[...]

For Additional Info, Text 19974 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	10,422	**$3,423,003**	**$328**	**6.77**	

Medical/Professional Office for SALE in Mesquite, NV

840 Pinnacle Court Mesquite, NV

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Medical Office	**3,000**		**JD - Commerci**

3,000+ SF, divisible to 1,500 SF, office building located in the Oasis Professional Park overlooking the lake and Oasis Golf Course. Building is set up for 1 or 2 businesses with 2 entrances, 2 reception areas, 2 bathrooms and a break room.

For Additional Info, Text 15234 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
10 (1000A)	**1,500**	**$369,000**	**$246**		

Former Division of IHC - Medical Office

320 E 600 S St. George, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Medical Office	**10,050**	**0.4**	**A-P**

Fantastic Medical Office building located in Downtown St. George. Currently occupied by a Division of IHC. Well Maintained and will be ready to owner occupy or available for lease April 1st.

For Additional Info, Text 10224 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	10,050	**$1,450,000**	**$144**		**$7,186**

White River Academy

275 W 100 S Delta, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
R&D/Flex	**20,000**	**1.4**	

Net Leased investment! Asking $600,000, $54k/year net lease at a 10 year lease.

For Additional Info, Text 16237 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	20,000	**$600,000**	**$30**	**9**	

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St. George Warehouse Flex Space

620 N 1100 E St. George, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
R&D/Flex	**1,240**		**PD-MNF**

Office / Warehouse approx 1240 SF. Central air conditioning and bathroom. Small office with warehouse shop work area. Good parking. Compressed air plumbed throughout. Larger electrical panel. Block construction. Great location in downtown St. George in the St. George Industrial Park.

For Additional Info, Text 19425 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
2	**1,240**	**$249,800**	**$201**		

Office / Event Center

322 W 11000 South Jordan, UT

Contact Stan Perkins, Jay Blacker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Suburban	**32,374**	**2.44**	**CF**

Event Center and Office Building in great Wasatch Front location. Visible from I-15 with easy freeway access. Building would make a great possible corporate headquarters, near Public Transit, and great on-site parking. Fantastic amenities include: auto-blinds, ice skating rink, racquetball court, and food prep area not found anywhere else[...]

For Additional Info, Text 20009 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	32,374	**$7,200,000**	**$222**		

Cabin on 10 Acres

1890 W Silverado Ridge Alton, UT

Contact Jon Walter, Kevin O'Brien, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch	**2,750**	**10**	**AG**

This mountain retreat includes 10 acres, a cabin, and tiny home between Bryce Canyon and Zion Canyon national parks. Its open floor plan includes three bedrooms, three bathrooms, and views of the neighboring valley from the deck. The cabin consists of approximately 2,500 square feet on three levels and the tiny house is about 250 square [...]

For Additional Info, Text 18890 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	10	**$400,000**	**$40,000**		

84.08 & 58.12 Acre Parcels Near Apple Valley

Hwy 59 & Gould Wash Rd Apple Valley, UT

Contact Jon Walter, Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**142.2**	**AG**

Just REDUCED! Land parcels near Apple Valley, priced at 5,000/acre. Highway frontage. Part of the former Kokopelli golf course (AV-2194-D = 84.08 Acres on Gould Wash Rd; AV-2180 = 58.12 Acres, including 10 acre feet of water, on Hwy 59). Purchase Parcels separately, AV-2194-D (84.08 Ac) with no water at $304,160 ($3,617/ac), and AV-2180 [...]

For Additional Info, Text 15135 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
-2194-D - No Wa	**84**	**$304,160**	**$3,621**		
l Acreage with W	**142**	**$711,000**	**$5,007**		
-2180 - With 10 A	**58**	**$406,840**	**$7,014**		

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Farm/Ranch - Lots of Water!

4785 E Demille Turf Rd Apple Valley, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**171.76**	

Former sod farm with livestock as well. Multiple dwellings include a 1,848 +/- SF 3BD/2BA home built in 1993; 1,000 +/- SF detached garage; 5,300 +/- SF covered livestock area; additional 2,000 +/- SF garage. Water right numbers include 81-1051, 81-1579, 81-5102. Well pumps onsite. Wheel lines and pivots used for watering.

For Additional Info, Text 10080 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	172	**$1,500,000**	**$8,733**		

5-10 Acres in Beaver

850 N 550 E (Approx) Beaver, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**10**	**R-1, AG**

Country living, irrigation water and animal rights. Has city water/sewer and all utilities. Best location in Beaver. Close to town. Beautiful view of the mountains. All 10 Acres For sale at $13,000 per acre. Includes 12 shares of Kent's Lake Irrigation water and 13.5 shares Harris-Willis Irrigation water. or can be sold as 2 separate 5 ac[...]

For Additional Info, Text 13301 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	10	**$89,000**	**$8,900**		

19.5 Acres in Beaver

850 N 550 E Beaver, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**19.5**	**R-1, AG**

Country living, irrigation water and animal rights. Has city water/sewer and all utilities. Best location in Beaver. Close to town. Beautiful view of the mountains. For sale at $10,500 per acre. Includes 24 shares Kent's Lake Irrigation and 26 shares Harris-Willis Irrigation water. BROCHURE #16097

For Additional Info, Text 13305 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	20	**$195,000**	**$10,000**		

Approximately 105 Acres

Lund Hwy Cedar City, UT

Contact Neil Walter, Brandon Vandermyde, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**105.33**	**AG-20**

Located on Lund Highway. Solar farm possibilities. Adjacent property may be available for purchase. Buyer to verify acreage.

For Additional Info, Text 11407 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	105	**$263,325**	**$2,500**		

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724.56 +/- Acres of Recreational Mountain Property

James Canyon Emery County, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**724.56**	**MTN REC**

Beautiful mountain property in Fairview Canyon. Located very close to Electric Lake. Perfect for recreation and hunting paradise. Trophy elk and/or deer on property. Approximately $1,500/year in lease payment income from mine and Rocky Mountain Power. Multiple fresh water springs throughout property.

For Additional Info, Text 15362 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	725	**$1,999,000**	**$2,759**		

Year-Round Cattle Ranch in Sanpete County UT

North Sanpete County - West of Fairview Fairview, UT

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**2329.34**	**AG**

This year round cattle ranch in Sanpete county has over 2300 Acres. Various buildings built in various years. Zoned agriculture and greenbelt. Buyer must reapply for greenbelt.

For Additional Info, Text 15411 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2,329	**$1,899,000**	**$815**		

Agricultural Investment Opportunity!

North Sanpete County Fairview, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**20**	**AG**

Confidential business opportunity located within 45 minute drive of Wasatch Front. Proforma initial gross income approx $200,000/yr. Some minor start up expenses in initial year required. Seasonal operation only with minimal employee and overhead required to run business. NDA required to receive additional information.

For Additional Info, Text 14029 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	20	**$1,200,000**	**$60,000**		

79 Acres in Breathtaking Grover (Wayne Cnty)

125 E Hwy 12 Grover, UT

Contact Mat Chappell, Joby Venuti

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**79.18**	**AG**

Property is fully fenced for horses or cows. Secluded yard. Terrain is gradual slope. Great view of mountains and valley. Currently used for 20 acres of crops, pasture, spring water. Could be zoned residential, recreational or agriculture/pasture. Includes 4 water shares in Grover Irrigation Company (gravity flow, pressurized) plus 1898 S[...]

For Additional Info, Text 13208 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	79	**$985,000**	**$12,440**		

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Home & 14+/- Acre Ranch

2550 E Paunsaugunt Cliffs Dr Hatch, UT

Contact Mark Walter

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch	**1,900**	**14.85**	**R-AG**

1900 SF home with 2 bedrooms, 1 bathroom, office, playroom, laundry, kitchen and living rooms. All wood interior. 2,400 SF garage underneath home with 1/2 bath. Garage has 12' ceilings. Paved road to home. 1 AFW with 18 AFW additional water available. Additional acreage available to purchase. Listing agent is related to owner.

For Additional Info, Text 17032 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	15	**$499,000**	**$33,603**		

Hurricane Fields

4700 S 1400 W Hurricane, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**20**	**RA-1-5**

Twenty acres, in south Hurricane Fields, near Sky Ranch Airport. Adjoining subdivisions include: Adobe Hills, Grassy Meadows, Sky Ranch and others. Ideal for ranch, subdivision or investment. Owner may consider terms.

For Additional Info, Text 12963 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	20	**$300,000**	**$15,000**		

10 +/- Acres in Hurricane

Between 250 N & 600 N along Gould Wash Rd Hurricane, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**10**	

Located on the highly traveled 600 North street in Hurricane UT and on the South Side sits this 10 acre parcel. Many possibilities.

For Additional Info, Text 16775 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	10	**$395,000**	**$39,500**		

Private Farm/Ranch with Water

Off of SR-59 Hurricane, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**73**	**AG-20**

Secluded. Breathtaking views. Mixed topography gives property character. Access to water.

For Additional Info, Text 10128 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	73	**$1,000,000**	**$13,699**		

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860 Acres South of Zion National Park

Coral Pink Sand Dunes Rd (Hwy 43) Kanab, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**860**	

Pristine land located near Elephant Butte. Surrounded by BLM property. Excellent location for recreation / equestrian. Unbeatable view of Zion National Park and surrounding area. Includes grazing rights and water rights (8+ springs). Accessed by newly improved Cane Beds road.

For Additional Info, Text 10018 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	860	**$3,200,000**	**$3,721**		

3717 Acres of Range Land

10900 W Lowe Well Loop Latimer, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**3717**	**AG20**

3,717 Acres of Range Land, in Latimer Area of Iron County.

For Additional Info, Text 15964 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3,717	**$1,299,000**	**$349**		

Acreage in Sanpete County

East Foothills South of Parleys Rd Mount Pleasant , UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**130.44**	**Agriculture**

Parcels available from 130.44 to 223.86 acres. Near Mt. Pleasant at the foot of Bald Mountain, off of Parleys Road and Pleasant Creek Road, on the way to Skyline Drive. Elk and deer habitat. Partially wooded. Potential opportunity for recreation property, small ranches or cabins. Borders national forest and BLM property with beautiful vie[...]

For Additional Info, Text 10050 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Parcels 1&2	**130**	**$270,000**	**$2,070**		

Acreage in Sanpete County

Foothills East of Mt Pleasant Mount Pleasant , UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**203.86**	**Agriculture**

Parcels available from 130.44 to 223.86 acres. Near Mt. Pleasant at the foot of Bald Mountain, off of Parleys Road and Pleasant Creek Road, on the way to Skyline Drive. Elk and deer habitat. Partially wooded. Potential opportunity for recreation property, small ranches or cabins. Borders national forest and BLM property with beautiful vie[...]

For Additional Info, Text 10211 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Parcel 4	**204**	**$360,000**	**$1,766**		

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Acreage in Sanpete County

East Foothills off Parley Rd. Mount Pleasant , UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**20**	**Agriculture**

Parcels available from 20 to 223.86 acres. Near Mt. Pleasant at the foot of Bald Mountain, off of Parleys Road and Pleasant Creek Road, on the way to Skyline Drive. Elk and deer habitat. Partially wooded. Potential opportunity for recreation property, small ranches or cabins. Borders national forest and BLM property with beautiful views. [...]

For Additional Info, Text 12984 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Parcel 3	**20**	**$90,000**	**$4,500**		

23.89 Acres off I-15

100 E Route 0357 Pintura, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**23.89**	**AG**

Located on I-15 between Pintura and Toquerville. Year Round access and covered trees with an amazing view. This property is out of town, but not far from town and includes 15 Acre Feet of Water. Water Right number 81-5123 and 81-5187. Perc test, water right info, and other information available by signing a confidentiality agreement bel[...]

For Additional Info, Text 16539 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	24	**$295,000**	**$12,348**		**$459**

18.8 Acres with Water

N 100 E Pintura, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**18.8**	**AG**

Subject to subdivision from larger parcel. 1 Acre ft of underground water rights. Water Right #43-12485. 13.5 Acres of 20.1 Acres of water right #81-170.

For Additional Info, Text 17999 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	19	**$470,000**	**$25,000**		

29.95 Acres in Rockville

Raw Land Rockville, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**29.95**	**OS**

Open Space Zoning. Agricultural enterprises, drug rehab, and assisted living projects are generally acceptable uses in an Open Space Zone. An additional 36 Acres also available. Owner also has 45 Acre Feet of Water.

For Additional Info, Text 19395 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	30	**$1,500,000**	**$50,083**		

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The King Ranch

Henry Mountains Torrey, UT

Contact Joby Venuti

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**1000**	**AG**

1,000 Acre Ranch located remote in the Henry Mountains. Property is also a Critical Habitat for the Henry Mountain bison herd. Ranch is also known for World Class Mule Deer Hunting. Includes a Bunk House and Historical Cabin. Leases may be negotiable.

For Additional Info, Text 17080 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	1,000	**$15,000,000**	**$15,000**		

Steptoe Valley Ranch & Farm

Hwy 93/ALT Hwy 93 Junctn White Pine County, NV

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Farm / Ranch		**2878.34**	**693, 695, 698 A**

-Various parcel locations-2,878.34 total acres owned fee simple -Farms are located in the Steptoe Valley -Steptoe has water rights that allow it to irrigate approximately 2,356.66 acres -Irrigated acreage is spread over 19 pivots in strategic locations in the Steptoe Valley -Underground water for each of the pivots provided by 20 wel[...]

For Additional Info, Text 14983 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2,878	**$12,000,000**	**$4,169**	**5**	

3.19 Acres Zoned Industrial/Manufacturing

I-15 Freeway Frontage Cedar City, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**3.19**	**IND & M-1**

Industrial/Manufacturing land with excellent I-15 visibility.

For Additional Info, Text 11449 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$267,500**	**$83,856**		

Industrial Land

Approx 3100 W & 600 N Cedar City, UT

Contact Meeja McAllister, Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**35.97**	**Ind**

Fantastic Industrial Lot located just off of Hwy 56 and Lund Hwy. Next to Smead & Wheeler Machinery. Easy I-15 Access, Rail Line and Cedar City Airport. Surrounding companies include Bald Eagle Beverages, Schwan Food, Reddaway, and Genpak.

For Additional Info, Text 17401 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	36	**$1,438,800**	**$40,000**		

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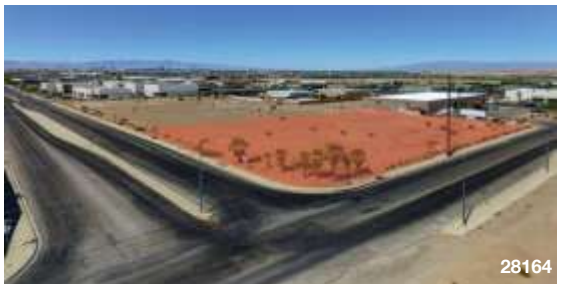
1.43 Acres of Industrial Land For Sale

NWC of Pabco Rd and E Sunset Rd Henderson, NV

Contact Jon Walter, Jon Walter, Kevin O'Brien



PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial	**62,290**	**1.43**	**IP**

This is an excellent opportunity to acquire 1.43 acres next to the planned cadence community in Henderson. Cadence is proposed to bring 13,250 residences on 2,200 acres adjacent to this site. This parcel is presently zoned industrial with preliminary discussions for a Gas Station or retail use.

For Additional Info, Text 16285 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	1	**$975,000**	**$681,827**		

Quail Creek Industrial Lot 3 PH 2

Approx 5520 W 720 S Hurricane, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**1.3**	**Industrial**

Prime location industrial lots in Hurricane. Near I-15, Highway 9, and Telegraph Dr. All utilities are stubbed to lot. Also located close to the Washington County Fairgrounds. Motivated Seller, will consider seller financing.

For Additional Info, Text 10331 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 3 PH 2	**1**	**$142,561**	**$109,662**		**$1,419**

Quail Creek Industrial Lot 6 PH 2

Approx 5520 W 720 S Hurricane, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**1.26**	**Industrial**

Prime location industrial lots in Hurricane. Near I-15, Highway 9, and Telegraph Dr. All utilities are stubbed to lot. Also located close to the Washington County Fairgrounds. Motivated Seller, will consider seller financing.

For Additional Info, Text 11058 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 6 PH 2	**1**	**$132,300**	**$103,361**		**$1,385**

Quail Creek Industrial Lot 15 PH 3

Approx 720 S 5510 W Hurricane, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**1.48**	**Industrial**

Prime location industrial lots in Hurricane. Near I-15, Highway 9, and Telegraph Dr. All utilities are stubbed to lot. Also located close to the Washington County Fairgrounds. Motivated Seller, will consider seller financing.

For Additional Info, Text 13080 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 15 PH 3	**1**	**$162,300**	**$109,664**		**$1,568**

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Quail Creek Industrial Lot 16 PH 3

Approx 720 S 5510 W Hurricane, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**1.53**	**Industrial**

Prime location industrial lots in Hurricane. Near I-15, Highway 9, and Telegraph Dr. All utilities are stubbed to lot. Also located close to the Washington County Fairgrounds. Motivated Seller, will consider seller financing.

For Additional Info, Text 13129 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 16 PH 3	**2**	**$168,300**	**$110,001**		**$1,648**

Quail Creek Industrial Lot 18A PH 3

Approx 720 S 5510 W Hurricane, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**3.11**	**Industrial**

Prime location industrial lots in Hurricane. Near I-15, Highway 9, and Telegraph Dr. All utilities are stubbed to lot. Also located close to the Washington County Fairgrounds. Motivated Seller, will consider seller financing.

For Additional Info, Text 13197 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
A PH 3 & Lot 18E	**3**	**$304,780**	**$98,000**		**$2,655**

Quail Creek Industrial Lot 19 PH 3

Approx 720 S 5510 W Hurricane, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**3.22**	**Industrial**

Prime location industrial lots in Hurricane. Near I-15, Highway 9, and Telegraph Dr. All utilities are stubbed to lot. Also located close to the Washington County Fairgrounds. Motivated Seller, will consider seller financing.

For Additional Info, Text 20013 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 19 PH 3	**3**	**$315,560**	**$98,000**		**$2,845**

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Gateway Acreage with I-15 Frontage

200 N 5500 W (Approx) Hurricane, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**1.62**	**IND/MFG**

PDO zoned industrial land. Approximately 725' of I-15 frontage. Digital pole sign on property - negotiable for advertising and marketing. Great site for manufacturing goods, warehousing, distribution and material storage, given city approval. Adjacent to Warner Truck Centers, WalMart Distribution Center, Lighthouse Foods and many other na[...]

For Additional Info, Text 10073 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
3D	**1**	**$441,698**	**$298,448**		
8	**2**	**$405,761**	**$250,470**		
9	**2**	**$479,160**	**$239,580**		
10	**2**	**$472,626**	**$217,800**		
3A	**2**	**$543,628**	**$283,140**		
3C	**2**	**$495,495**	**$272,251**		
3B	**2**	**$519,997**	**$272,252**		
3E	**1**	**$419,047**	**$283,143**		
3F	**2**	**$485,149**	**$294,030**		

+/- 109.51 AC North of Speedway

I-15 and Pabco Rd (Land) Las Vegas, NV

Contact Erik Sexton

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**109.51**	**M-2**

+/- 75.2 usable and level acres. Private Union Pacific Rail Spur, From Main Line, Los Angeles to Salt Lake City. Clark County Zoned M-2. Served by paved Pabco Rd. Access by Las Vegas Blvd., I-15 (via Clark Petersen Blvd.) in the application. 13 AF of water rights (+/- 4 million gallons per year). High pressure gas at property (SW Gas).

For Additional Info, Text 16518 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	110	**$5,900,000**	**$53,876**		

13.07 Acre Parcel for Sale in Clark County

Sandy Valley Parcel Sandy Valley, NV

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**13.07**	**R-U**

13.07 acres of land in the Sandy Valley area For Sale! Great development potential, located adjacent to High/Mid diversity residential, and zoned R-U.

For Additional Info, Text 18458 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	13	**$449,000**	**$34,353**		

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Airport Commercial Property

Southern Pkwy St. George, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**378.45**	**COM**

Adjacent to Saint George Municipal Airport. Currently zoned agricultural and includes sixty water shares. Many potential uses. Master planned for airport vicinity industrial and related businesses, mixed-use and residential. Utilities nearby. Crosses over Airport Parkway and the new Southern Parkway, which has direct access from Sun River[...]

For Additional Info, Text 11448 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot D	**99**	**$6,762,600**	**$68,000**		
Lot H	**20**	**$1,360,000**	**$68,000**		
Lot I	**71**	**$4,608,500**	**$65,000**		
Addtl AC	**20**	**$1,480,000**	**$74,000**		
Lot E	**20**	**$1,358,640**	**$68,000**		
Lot C	**20**	**$1,475,560**	**$74,000**		
Lot B	**20**	**$1,479,260**	**$74,000**		
Lot F	**20**	**$1,355,920**	**$68,000**		
Lot G	**20**	**$1,388,560**	**$68,000**		
Lot A	**20**	**$1,480,000**	**$74,000**		
Lot J	**68**	**$4,408,950**	**$65,000**		

Industrial Lot

Commerce Dr St. George, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**5**	**M-1**

Lot in Fort Pierce Business Park. Easy access to I-15 and St. George Regional Airport. One of the lowest power rates in the county. Utilities to the site. Nearby tenants include HD Supply/White Cap, Milliken & Company, Industrial Brush Corp., Coughlin Company, Czarnowski Display Service, Dean Foods Company and more.

For Additional Info, Text 10184 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	5	**$585,000**	**$117,000**		

2+ Acres of Industrial on Red Hills Pkwy

940 N Red Rock Rd St. George, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**2.03**	**Ind**

Industrial zoned property in a great location. Access Easement needs to be obtained from the City of St. George.

For Additional Info, Text 16475 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$150,000**	**$73,892**		**$710**

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4.05 Acre Corner Lot in Ft. Pierce

950 E Commerce Dr St. George, UT

Contact Brandon Vandermyde

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**4.05**	**M-1**

Lowest power rate in the region. Other tenants include Family Dollar Distribution, Viracon and H&E Equipment. Owner will consider sale, lease, build-to-suit, owner financing.

For Additional Info, Text 10213 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 39		**$609,900**			

Fort Pierce Acreage

Quality Dr & Progressive Dr St. George, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Industrial		**5.67**	**M-1**

Newly subdivided industrial lot. Fenced and graded.

For Additional Info, Text 17123 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 127A	**6**	**$679,000**	**$119,753**		

Beaver 1-Acre Lots

700 E 850 N (Approx) Beaver, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**9**	**R-1**

Numerous 1-acre residential lots available at $59,900 each.

For Additional Info, Text 12972 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Various Lots	**1**	**$54,900**	**$54,900**		

27 Acres in Beaver

1050 N 600 E (Approx) Beaver, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**27**	**R-1, AG**

Country living, irrigation water and animal rights. Has city water/sewer and all utilities. Best location in Beaver. Close to town. Beautiful view of the mountains. For sale at $10,503.89 per acre. Includes 31.72 shares Kent's Lake Irrigation and 37.24 shares Harris-Willis Irrigation water. BROCHURE #16097

For Additional Info, Text 13302 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	27	**$265,000**	**$9,815**		

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9.25 Acres in Beaver

1030 N 600 E (Approx) Beaver, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**9.25**	**R-1, AG**

Country living, irrigation water and animal rights. Has city water/sewer and all utilities. Best location in Beaver. Close to town. Beautiful view of the mountains. For sale at $13,000 per acre. Includes 11 shares Kent's Lake Irrigation and 12.5 shares Harris-Willis Irrigation water. BROCHURE #16097

For Additional Info, Text 13303 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	9	**$120,250**	**$13,000**		

65.75 Acres in Beaver

Varies Beaver, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**65.75**	**R-1, AG**

Country living, irrigation water and animal rights. Has city water/sewer and all utilities. Best location in Beaver. Close to town. Beautiful view of the mountains. Includes 78.72 shares of Kent's Lake Irrigation water and 89.24 shares of Harris-Willis Irrigation water. Purchase all together or in individual parcels. BROCHURE #16097

For Additional Info, Text 13310 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	65	**$634,638**	**$9,800**		

Brian Head DEV Acreage Below Appraisal

Steam Engine Dr Brian Head, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**159.13**	**MF**

Last large, privately held parcel near Southern Utah's top ski resort and adjacent to proposed resort expansion. Potential of up to 65 +/- lots, beautiful views, infrastructure to site. Seller is willing to look at financing and trade options. (One partner is a Utah real estate licensee).

For Additional Info, Text 11411 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	159	**$1,900,000**	**$11,940**		

I-15 Visible Multifamily Land

900 S Bentley Blvd (Approx) Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**7.89**	**R-3-M**

High density residential - up to 24 units per acre. Potential zero lot line set-backs on hillside. I-15 visibility, close to Southern Utah University and Providence Center retail and restaurant hub. Buyer to pay any SIDs applicable to the property. Buyer to verify all information.

For Additional Info, Text 14637 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	8	**$1,600,000**	**$202,789**		

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Paunsaugunt Cliffs, Phase III

Hwy 89 @ MM 119 (Lot 113) Hatch, UT

Contact Mark Walter

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**1.575**	**RES**

Various lots available from 1.26 to 1.57 acres. Priced from 29,900 to $49,900. Magnificent views, wooded lots, paved roads, underground power and phone, improved water, fire hydrants, protective covenants, architectural control. Subject to final recording of plat. Agent is related to the owner.

For Additional Info, Text 10004 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 113	**2**	**$49,900**	**$31,683**		

Paunsaugunt Cliffs, Phase III

Hwy 89 @ MM 119 (Lot 114) Hatch, UT

Contact Mark Walter

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**1.327**	**RES**

Various lots available from 1.26 to 1.57 acres. Priced from 29,900 to $49,900. Magnificent views, wooded lots, paved roads, underground power and phone, improved water, fire hydrants, protective covenants, architectural control. Subject to final recording of plat. Agent is related to the owner.

For Additional Info, Text 10008 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 114	**1**	**$49,900**	**$37,604**		

Paunsaugunt Cliffs, Phase III

Hwy 89 @ MM 119 (Lot 111 & 112) Hatch, UT

Contact Mark Walter

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**1.3**	**RES**

Various lots available from 1.26 to 1.57 acres. Priced from 29,900 to $49,900. Magnificent views, wooded lots, paved roads, underground power and phone, improved water, fire hydrants, protective covenants, architectural control. Subject to final recording of plat. Agent is related to the owner.

For Additional Info, Text 10062 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 111 or 112	**1**	**$49,900**	**$38,385**		

357.5 Acre Residential Development

US Hwy 59 Hurricane, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**357.5**	**R-1-10**

Residential development on the Hurricane bench. Zoned R-1. Spectacular 360 degree views. Slope study and conceptual development plan available.

For Additional Info, Text 10179 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	358	**$6,000,000**	**$16,783**		

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Ivins Mid/ High Density Overlay Residential Land for S

50 E 800 S Ivins, UT

Contact Curren Christensen, Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**22**	**ɔ with Resort O**

High density residential / multi-family property (RM). Small portion zoned R-2-6 on east boundary (RM) zoned portion allows for up to 24 units/acre. See site plan noting a proposed density of 80 units. Short term rental overlay / close to bus route. Flat and ready to develop.

For Additional Info, Text 11423 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	22	**$5,100,000**	**$231,293**		

Development Land

Approx 900 W 200 N Parowan, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**11.79**	**MF/R**

Existing development around the property. Utilities are located nearby, land is flat with potential favorable density.

For Additional Info, Text 19480 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	12	**$145,000**	**$12,299**		

Mixed-Use Master Planned Community

960 N Yellowstone Hwy Rexburg, ID

Contact Neil Walter, Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**60**	**ifamily/Comme**

Mixed used development opportunity in Rexburg, Idaho. Near BYU Idaho. Proposed apartments, townhomes, single family lots, and commercial space. Entitlements and engineering to be transferred to buyer. Seller will consider selling all or part.

For Additional Info, Text 15883 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
ɔingle Family Lots	**8**	**$750,000**	**$93,633**		
ɔmmercial Acrea	**17**	**$3,600,000**	**$217,129**		
Total Acreage	**46**	**$6,750,000**	**$145,600**		
Townhome Lots	**14**	**$2,400,000**	**$172,538**		

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Webb Hill Residential Development Property

2440 S 1100 E St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**70.78**	**PD-Residential**

Excellent development opportunity with world class views. Future phases of Sienna Canyon masterplan at Webb Hill. Project previously proposed up to 55 lots, buyer to verify. Accessible from Hillside Dr. in Bloomington Hills Area. Development requires its own water tank for culinary water distribution. Previous gross density proposed was .[...]

For Additional Info, Text 11415 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	71	**$3,900,000**	**$55,100**		

Commercial and Possible Multi-Family

Riverside Dr St. George, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**6.39**	**PD-C and C-3**

Over 1200 Feet of Riverside Frontage, possible multifamily site (ideal site for clustering), high traffic, strong commercial growth area, soils will likely require over excavation and or pier's.

For Additional Info, Text 15951 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	6	**$1,200,000**	**$187,794**		

Multi-Family Development Land on Dixie Dr

Canyon View Dr & Dixie Dr St. George, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**5.5**	**PD-C**

Parcel zoned for Medium High Density housing. Breathtaking views from the Parcel!!

For Additional Info, Text 16915 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	6	**$1,072,000**	**$194,909**		

North Bluff Property - 11.93 Acres

1295 N Bluff St St. George, UT

Contact Jon Walter, Mark Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**11.93**	**RE-20**

Zoning is currently RE-20. Lends itself to retail/office/multi-family development. Re-zoning process will begin with submitted plans. Two additional parcels available: 3,190 SF home on .65 acre lot for $315,000 and 2,098 SF home on .5 acre lot for $375,000. (Purchase price based on approximately $10/usable SF. Should additional usability [...]

For Additional Info, Text 10000 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	12	**$3,100,000**	**$259,850**		

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7 Luxury Lots at The Ledges

Off of Hwy 18 St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**2.9**	**PD RES**

Seven luxury lots for sale at The Ledges of St. George. Discounted bulk-sale price. Twenty percent discount from comparable lot sale. Also available separately. (See brochure for pricing.)

For Additional Info, Text 10306 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$1,141,000**	**$393,448**		

Beautiful Castle Rock Lot

Castle Rock 1 St. George, UT

Contact Roger Stratford

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**0.5**	**RES**

Half acre lot in beautiful Castle Rock Subdivision. Butts up to the Red Desert Reserve with outstanding views of the valley and red rock cliffs.

For Additional Info, Text 10023 to 39200

UNIT	ACRES	PRICE	$ / SF	CAP	TAX
Lot 27	**1**	**$104,900**	**$209,800**		

Beautiful Views Over WA Fields

1564 S Amity Ln Washington, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Multi-Family		**0.25**	**R-1-8**

Beautiful walk-out lot on the Washington Bench (Scenic Sunrise Subdivision). Fantastic views out the back to the north and west. Over 70' of frontage - one of the larger lots in the neighborhood. Peaceful street. Low traffic.

For Additional Info, Text 10130 to 39200

UNIT	ACRES	PRICE	$ / SF	CAP	TAX
	0	**$73,900**	**$295,600**		

Mixed Use Development Opportunity in Brian Head U

Approx 395 S Hwy 143 Brian Head, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**2.73**	**Mixed Use**

Across the street from Giant Steps Main Ski Lodge, and across from the Brian Head community lake recreation area. Mixed Use allowed, perfect for lodging, hospitality, retail, etc.

For Additional Info, Text 15986 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$639,000**	**$234,068**		

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13.8 Acres of I-15 Frontage

I-15 @ MM 52 (West Side) Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**13.8**	**COM**

880' of I-15 frontage, located at mile marker 52 in Hamilton Fort. Level and perfect for future commercial development. Current zoning is AG 20 in Iron County. Great site for billboards, storage units or services. All utilities in Sage Avenue/Old Hwy 91 except water. Includes .5 acre feet of water. Submit all offers.

For Additional Info, Text 15944 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	14	**$495,000**	**$35,870**		

Mixed Use Large Tract of Land

Corner of Main St & Hwy 6 Delta, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**700**	**Mixed**

Located adjacent to the 18 hole golf course with new businesses and subdivisions nearby. Water & Power to the property. Property is already separated into 20-50 Acre parcels.

For Additional Info, Text 16078 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	700	**$1,400,000**	**$2,000**		

40 AC Development Ground in Ephraim

Willardson Rd & RT-59 Ephraim, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**40**	**AG**

Highway frontage land in the direct path of growth. City of Ephraim is amenable to a zone change for development projects.

For Additional Info, Text 19665 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	40	**$1,119,000**	**$27,975**		

170+/- Acres in Remote High Desert

9500 S SR-24 Hanksville, UT

Contact Mat Chappell

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**170.06**	

Property is adjacent to State Route 24, between Caineville and Hanksville. One of the few private parcels in the area. Located near Capitol Reef National Park, Canyonlands and Goblin Valley. Serene and scenic. Fremont River runs through the property. Water rights available. Power to the property. Multi use possibilities.

For Additional Info, Text 11036 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	170	**$127,500**	**$750**		

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Elim Valley Parcel

2300 W Hwy 9 (Approx.) Hurricane, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**15**	**R-1-8**

Part of the previous Elim Valley master plan. Highway commercial with great visibility. Lender owned and subject to third party approval. Additional acreage available. BROCHURE #8982

For Additional Info, Text 10160 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot Z4	**12**				
Lot J	**15**	**$488,750**	**$32,583**		

Picturesque DEV Prop (Possible Nightly Rental)

Off Snow Canyon Pkwy, Near Entrada Ivins, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**31.5**	**R-C**

BACK ON THE MARKET! Resort and commercial overlay. Ideal for mixed use, commercial, vacation / nightly rental. Located off of Snow Canyon Parkway. Beautiful red rock views of Snow Canyon. Near the private Entrada community, just up the street from a recently opened Harmon's Grocery Store. Great access.

For Additional Info, Text 11442 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	32	**$4,995,000**	**$158,571**		

Rancho Drive and Cheyenne Avenue

3100 N Rancho Dr Las Vegas, NV

Contact Patrick Sauter

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**21.35**	**C-2**

+/- 21.35 contiguous acres that are easily accessible via major highways, business routes, and RTC bus routes. Amazing traffic counts on each side of the property, totaling over 81,000 cars per day. Well established commercial area with a great mix of uses. Surrounded by a large residential demographic. Signals on all 3 corners and billbo[...]

For Additional Info, Text 16195 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	21	**$5,300,000**	**$248,244**		

1.06 Acres of Commercial Land - Built to Suit or Land

1185 W Pioneer Blvd Mesquite, NV

Contact Jon Walter, Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**1.06**	**PUD**

Located across from Walmart, this high traffic site is in the heart of Mesquite's retail trade area. Site improvements are in and ready for construction. Possible uses include restaurant, financial institution, office, and retail applications. The site is available for land lease at $4,000 per month NNN or the owner would do a build t[...]

For Additional Info, Text 14885 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	1	**$495,000**	**$466,987**		

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Mesquite Power Center

NE of Pioneer Blvd and Falcon Ridge Pkwy Mesquite, NV

Contact Jon Walter, Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**2.55**	**PUD**

Mesquite Power Center is located directly across from Wal-Mart off I-15 in Mesquite, Nevada. Its close proximity to the Mesa View Regional hospital, Sun City's Del Web retirement community and other residential growth, makes this the ideal location. Stage Store 25,000 SF Single Tenant Net Leased Investment. Each parcel may be sold indi[...]

For Additional Info, Text 13685 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$775,000**	**$303,924**		

Mesquite Power Center

NE of Pioneer Blvd and Falcon Ridge Pkwy Mesquite, NV

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**3.05**	**PUD**

Mesquite Power Center is located directly across from Wal-Mart off I-15 in Mesquite, Nevada. Its close proximity to the Mesa View Regional hospital, Sun City's Del Web retirement community and other residential growth, makes this the ideal location. Stage Store 25,000 SF Single Tenant Net Leased Investment. Each parcel may be sold indi[...]

For Additional Info, Text 13696 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$925,000**	**$303,279**		

Mesquite Power Center

300 Falcon Ridge Pkwy Mesquite, NV

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**1.96**	**PUD**

Mesquite Power Center is located directly across from Wal-Mart off I-15 in Mesquite, Nevada. Its close proximity to the Mesa View Regional hospital, Sun City's Del Web retirement community and other residential growth, makes this the ideal location. State Store 25,000 Single Tenant Net Leased Investment. Each parcel may be sold individ[...]

For Additional Info, Text 13701 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$748,000**	**$381,635**		

13.65 AC on Dixie Dr

1800 S Dixie Dr St. George, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**13.65**	

Great Dixie Drive frontage acreage available to purchase. 13.65 Acres commercial property near the Southgate Golf Course.

For Additional Info, Text 10099 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	14	**$1,070,000**	**$78,388**		

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40 Acres Warner Valley near New Reservior

Warner Valley St. George, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**40**	**AG**

Land is just off of Warner Valley Road. Within close proximity to new planned reservoir. Seller is a licensed Real Estate Broker in the state of Utah. Perfect investment property for future growth.

For Additional Info, Text 19666 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	40	**$520,000**	**$13,000**		

54.96 Acres in Summit

200 W Hwy 91 Summit, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**54.96**	**COM**

Property is not in greenbelt. All ten parcels must be sold together. Includes 12 State/Utah underground water shares and 1 city irrigation above ground water share.

For Additional Info, Text 14211 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	55	**$1,200,000**	**$21,834**		

Acreage in Virgin

Hwy 9 Virgin, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**22.5**	

Great commercial/residential land in Virgin. Excellent frontage and visibility on Highway 9. En route to Zion National Park with over 4 million visitors each year. Take advantage of high traffic and beautiful views!

For Additional Info, Text 11005 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	23	**$1,687,500**	**$75,000**		

Acreage in Virgin

Hwy 9 Virgin, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**40**	

Great commercial/residential land in Virgin. Excellent frontage and visibility on Highway 9. En route to Zion National Park with over 4 million visitors each year. Take advantage of high traffic and beautiful views!

For Additional Info, Text 11032 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	40	**$3,000,000**	**$75,000**		

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Acreage in Virgin

Hwy 9 Virgin, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Other		**53.68**	

Great commercial/residential land in Virgin. Excellent frontage and visibility on Highway 9. En route to Zion National Park with over 4 million visitors each year. Take advantage of high traffic and beautiful views!

For Additional Info, Text 10256 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	54	**$6,710,000**	**$125,000**		

Recreational Race Track

9205 W Antelope Springs Rd Cedar City, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Recreational		**51.46**	**AG**

Great semi-rural location just minutes outside of Cedar City.

For Additional Info, Text 18592 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	51	**$460,000**	**$8,939**		

Picturesque Warner Valley Property

Warner Valley Rd St. George, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Recreational		**160**	**AG**

Owner open to Seller Financing, Great land bank opportunity, aggressively priced, beautiful views in the path of growth!

For Additional Info, Text 17623 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	160	**$1,440,000**	**$9,000**		

Braffits Mountain

Summit Frontage Rd & Braffits Creek Rd Summit, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Recreational		**2870**	**RES / AG**

The property is a recreational/residential subdivision containing the remaining 51 five-acre lots within Phase1, 235 platted/partially improved lots within Phase 2, and approximately 1,023 acres of excess land proposed for Phase 3 of Braffits Mountain (aka 3200 Subdivision). All the phases are contiguous in the Cedar Mountain arealocate[...]

For Additional Info, Text 16794 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2,870	**$7,800,000**	**$2,718**		

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19 Acres on Midvalley Road

2300 W Midvalley Rd (Approx) Cedar City, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Residential		**19**	**R-1**

Land is in close proximity to other residential subdivisions. Water and sewer lines run through the property. Seller is a licensed real estate broker in the State of Utah.

For Additional Info, Text 13993 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
		$960,000			

Residential Development Property

Hwy 56 & 3700 W Cedar City, UT

Contact Meeja McAllister, Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Residential		**77.2**	**Res**

77+/- Acres of Residential Land. Located adjacent to Monte Vista Subdivision and East of Buena Vista and surrounding Residential subdivisions. Prime Location near Hwy 56 with pre-divided lots from 1/2 Acre to 1 Acre. Perfect for small Ranchettes.

For Additional Info, Text 17400 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	77	**$3,860,000**	**$50,000**		

Churchill County Land

11000 Reno Hwy Hazen, NV

Contact Matt Jenkins, Steve Nosrat

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Residential		**640**	**RR20**

15,000' of frontage on US Highway 50 Alternate Route. 1300' from closest power, located on Southwest corner of property - Buyer to verify. Southeast corner is located 3500' from US Highway 50/US Highway 50 Alternate Route. Located within 7 miles of Fallon, NV. Located +/- 29 miles from Tesla Gigafactory.

For Additional Info, Text 16752 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	640	**$1,600,000**	**$2,500**		

160 Acres in Hurricane Fields

2700 S 2000 W (Approx) Hurricane, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Residential		**160**	

Acreage northeast of Sand Hollow Reservoir in Hurricane Fields. Close proximity to proposed Southern Corridor. Priced at $30,000 per acre.

For Additional Info, Text 10173 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	160	**$4,800,000**	**$30,000**		

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Hurricane Residential Development Land

755 E Hwy 59 Hurricane, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Residential		**52.24**	**R1-15**

Residential Development Land in Hurricane with amazing views! This 52.24 =/- Acres is located just off Hwy 59 overlooking the Hurricane and Toquerville Valleys. Formerly known as Katchina Ridge and zoned R1-15.

For Additional Info, Text 11041 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	52	**$796,000**	**$15,237**		

15.52 AC of Residential Development Land in Ivins

Center Street Ivins, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Residential		**15.52**	**Res**

Offered at 2018 appraised value. Great Residential Development Opportunity with spectacular views of Red Mountain and Snow Canyon State Park. Currently zoned Low Density Residential with possibility to be rezoned Medium Density Residential. Buyer to complete road improvements for Desert Lane connection to Center Street and leave an easeme[...]

For Additional Info, Text paradise to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	16	**$2,870,000**	**$184,923**		

Partially Improved Potentially 3 Lot Subdivison

53 S 100 E La Verkin, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Residential		**1.85**	

Beautiful views overlooking the valley, utilities to site, improved area, easily record-able, great for owner/builder, or small development, great value add deal (One or more members of the selling entity are licensed in the State of Utah as a Real Estate Agent.

For Additional Info, Text 16686 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$175,000**	**$94,595**		

Development Land

1002 Cholla Drive Toquerville, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Residential		**300**	**MU-20**

Approximately 300 acres with beautiful views and utility backbone nearby. Would be ideally used for single family residential.

For Additional Info, Text 17012 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	300	**$2,900,000**	**$9,667**		

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3.12 Acres in Beaver

1185 N Main (Approx) Beaver, UT

Contact Neil Walter, Aaron Edgley

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**3.12**	**C-1**

This parcel sits directly on Main Street and is zoned commercial. Surrounded by farming, residential, commercial and retail projects, this parcel has a variety of options.

For Additional Info, Text 11525 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$270,000**	**$86,539**		

Main Street Property

Main St, Near I-15 Exit Beaver, UT

Contact Brandon Vandermyde

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**4.43**	**MU-20**

Close to Beaver Valley Hospital, right off of Main Street, and near the I-15 exit. Located next to the fire station and across from the Sinclair station. One of the last vacant Main Street properties.

For Additional Info, Text 10032 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	4	**$319,000**	**$72,009**		

Commercial Development Land in Brian Head UT

249 S Village Way Brian Head, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**0.84**	**VC**

Central Brian Head Location. Village Core zoning provides multiple building options: hotel, retail or mixed use residential / retail developments. Easy walking distance to multiple condominium developments, chair lifts and ski lodge parking lot. Additional Commercial real estate available.

For Additional Info, Text 19715 to 39200

UNIT	ACRES	PRICE	$ / SF	CAP	TAX
	1	**$349,000**	**$415,481**		

2.49 Commercial Acres

Hwy 143 Brian Head, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**2.492**	**COM**

Approximately 2.49 commercial acres located on main Highway 143, across the street from Cedar Breaks Lodge and adjacent to the Timberbrook Village Condos. Great location for small cabins. Year-round access.

For Additional Info, Text 10313 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$300,000**	**$120,386**		

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Main Street Commercial Lot

1045 N Main St Cedar City, UT

Contact Jon Walter, Stan Perkins, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.61**	**GEN COM**

Great Main Street lot, zoned General Commercial. Ideal for restaurant or convenience store. Motivated sellers. Make offer.

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$400,000**	**$248,449**		

15.04 +/- Acres of Retail Development Land

1200-1300 S Main St (Approx) Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**15.04**	**CC**

Excellent retail land, just off the new South Main I-15 exit. Potential for up to 165,000 SF of anchored retail development. Located on the east side of Main Street. All utilities in the street, ready for development and site work. Close to Southern Utah University, in the retail center of Cedar City.

For Additional Info, Text 14635 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	15	**$14,000,000**	**$930,852**		

2.7 Acres of Commercial Land Just off S. Main Cedar

1250 S Main (Approx) Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**2.7**	**ntral Commerc**

High traffic commercial development opportunity in Cedar City. Located between a Days Inn & Comfort Inn on Main Street. La Quinta, State Bank of South Utah and Courtyard Marriot within one block of the property. Great Hotel Site and priced to sell. Located just off I-15 on South Main Street Exit.

For Additional Info, Text 11427 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$1,176,120**	**$435,600**		

Opportunity Zone Land on W Greenslake Dr - I-15 Visi

W Greenslake Dr Cedar City, UT

Contact Brandon Vandermyde

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**5.98**	**way Services / I**

This property is in an Opportunity Zone, and is Located just off of Greens Lake Rd with easy access to both Highway 91 and I-15. Visible from Both Highway and Freeway. Surrounded by Holiday Inn, Marriott, La Quinta, and new Golden Corral and is zoned both Highway Service, as well as R-2-2. Highway Service Zoning is established to provide [...]

For Additional Info, Text 16745 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	6	**$1,950,000**	**$326,088**		

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High Traffic Retail Lot

200 N Airport Rd & Airport Cir Cedar City, UT

Contact Meeja McAllister, Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**5.19**	**Com**

Great retail location next to the new Tropical Smoothie Cafe. Access from Airport Rd and 200 North. Easy I-15 access and visibility. Perfect for Retail, Office, C-Store or Hotel. Large Lot, and next adjacent to Maverick and Tagg-N-Go Car Wash.

For Additional Info, Text 17399 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	5	**$524,190**	**$101,000**		

I-15 Frontage Parcels

Old Highway 91 Cedar City, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.63**	**HS**

2 Parcels sold together or separate in a high traffic and high visibility area. I-15 Frontage. Corner lot (.72 Ac) can be purchased for $303,559 and 2nd interior lot (.91 Ac) can be purchased for $348,786. Parcels are located in a TCJA Opportunity Zone.

For Additional Info, Text 11419 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Interior Lot	**1**	**$348,756**	**$383,254**		
	2	**$595,000**	**$365,035**		
Corner Lot	**1**	**$303,559**	**$421,612**		

1.44 Acres Near I-15

Greens Lake Rd Cedar City, UT

Contact Jason Griffith, CCIM

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.44**	**HS**

Great location with I-15 visibility and easy I-15 access.

For Additional Info, Text 18736 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	1	**$445,000**	**$309,030**		**$2,113**

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Providence Center Retail Pads

Providence Center Dr Cedar City, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office			**GC**

2 Retail pads for sale in the Providence Center. Walmart & Home Depot Anchored. Great location with I-15 visibility. Can be purchased separately or together.

For Additional Info, Text 10348 to 39200

UNIT	ACRES	PRICE	$ / SF	CAP	TAX
Lot B	**1**				
Lots A & B	**2**				
Lot A	**1**				

Retail Space|Office Space|Pad Sites

4095 E Pony Express Pkwy Eagle Mountain , UT

Contact Stan Perkins, Zachary Hatch, Jay Blacker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.78**	**CC**

Retail Pads at the only Grocery Development in Eagle Mountain. Two (2) Pads available for purchase, and additional retail and office space available to lease.

For Additional Info, Text EAGLE to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 7	**2**	**$1,240,559**	**$696,950**		
Lot 3	**1**	**$1,000,000**	**$1,026,705**		

Development Opportunity on Minersville Hwy

Approx 5000 N Minersville Hwy Enoch, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**46.784**	**R / C**

All Utilities available. Commercial zoning Possible on Frontage. 8" water line main to property. 15" sewer trunk line to property. Power, and all other utilities available. Great Mixed Use development site. UDOT Access possible off of Minersville Hwy.

For Additional Info, Text 19240 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	47	**$916,957**	**$19,600**		

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7 Commercial Pad Sites Off I-15

Fillmore Business Park Fillmore, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.195**	**C**

Great location just off of I-15. 7 Commercial Pad sites ready to go. Buy separate or together.

For Additional Info, Text 18568 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
5	**2**	**$336,240**	**$187,010**		
4	**2**	**$354,000**	**$172,180**		
6	**2**	**$354,000**	**$162,760**		
All 7 Lots	**11**	**$2,255,220**	**$206,050**		
7	**2**	**$354,000**	**$195,688**		
3	**1**	**$354,000**	**$288,277**		
1	**1**	**$371,760**	**$543,510**		
2	**1**	**$336,240**	**$281,373**		

Wal-Mart Anchored Pads for Sale in Hurricane

Pad 2 & Pad 6 Walmart Subd Hurricane, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.22**	**HC**

2 Anchored Pads available for sale in the Wal-Mart Subdivision in Hurricane UT. Both lots are currently zoned Highway Commercial. High visibility on State Route 9, and would be a great location for any retail, restaurant, etc location.

For Additional Info, Text 16787 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
2	**1**	**$489,000**	**$400,821**		
6	**2**	**$995,000**	**$621,875**		

REO - Foreclosure Sale

Hwy 9, Near Sand Hollow Resvr Hurricane, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**3**	**Hwy Com**

Foreclosure along SR-9. Developing area, near the new WalMart and proposed intersection. Utilities nearby. Part of the Elim Valley master plan. Possible Seller financing and development bonuses.

For Additional Info, Text 10005 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot Z1B	**3**				

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1.99 Acre Commercial Pad

1675 W State St Hurricane , UT

Contact Jason Griffith, CCIM, Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.99**	**HWY COM**

Great commercial corner pad along SR-9. Located adjacent to the new Tractor Supply store and a couple of blocks west of Lin's Grocery.

For Additional Info, Text 10060 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$550,000**	**$276,383**		

3125 S Nellis Blvd | Land

3125 S Nellis Blvd Las Vegas, NV

Contact Dhan Dhaliwal

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**2.83**	**C-2**

2 parcels totaling +/- 2.83 acres of vacant land at the SWC of Nellis Boulevard and Happy Valley (Near Desert Inn Road). Existing cell tower is excluded from the sale. Heavy traffic count on Nellis Boulevard, surrounded by high density residential.

For Additional Info, Text 18221 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$1,250,000**	**$441,699**		

Southwest Land Portfolio

SWC of Arby Ave and Gagnier Blvd Las Vegas, NV

Contact Art Carll-Tangora, Patrick Sauter, Ryan McCullough, Tyler Jaynes

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**14.57**	**C-2**

NAI Vegas, as the exclusive advisor, is pleased to present for your consideration a portfolio land sale consisting of 14.57acres of fully improved land located in Southwest Las Vegas. The offering currently sits adjacent to the Dignity HealthSt. Rose Dominican, 147 bed facility, San Martin Campus, Pacifica Senior Living San Martin facil[...]

For Additional Info, Text 18138 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	15	**$14,500,000**	**$995,196**		

SWC of S Rainbow Blvd and W Oquendo Rd

SWC of S Rainbow Blvd and W Oquendo Rd Las Vegas, NV

Contact Erik Sexton, Ryan McCullough, Tyler Jaynes

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.93**	**C-2**

This site is ideal for a variety of uses including office and retail. Frontage and visibility along Rainbow Boulevard which sees over 43,000 VPD. Conveniently located 1 mile for the I-215. +/- 1.93 Acres, zoned C-2.

For Additional Info, Text 18061 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$1,450,000**	**$751,302**		

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Retail Development Site

SWC of W Sahara Ave and S Monte Cristo Way Las Vegas, NV

Contact Maria R. Herman, Steve Nosrat

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.71**	**C-1**

Improved parcel with left turn ingress and egress, along with strong traffic counts. Ingress and Egress off both West Sahara and South Monte Cristo Way. Property can accommodate two separate buildings. Close to high-end auto dealerships. Surrounded by high density residential and commercial properties. Property is perfect for quick/full s[...]

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$1,247,667**	**$729,636**		

3 Large Development Lots

Mesquite Hts Rd/Canyon Crest Blvd Mesquite, NV

Contact Jon Walter, Jon Walter, Aaron Edgley

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**43.16**	**COM GEN**

Three corner parcels zoned commercial general. Can purchase separately: 10.01 acres - $700,000, 12.13 acres - $1,200,000, 21.02 acres - $2,150,000.

For Additional Info, Text 13659 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	43	**$3,900,000**	**$90,361**		

2.03 Acres on Hwy 89

1800 S Hwy 89 Perry, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**2.03**	**NC2**

Great location in Perry UT! Includes Great visibility and zoned commercial.

For Additional Info, Text 19467 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$685,000**	**$337,441**		

Retail/Office Land

Flying J Dr & 500 E Richfield, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**3.58**	**CS**

Land off of Exit 40 on Interstate 70 (freeway visibility). Located near Flying J, Chevron, Holiday Inn Express, Super 8, Best Western Inn, Frontier Village Restaurant and Arbys. Great site for restaurant, hospitality or light industrial uses like distribution or warehouse.

For Additional Info, Text 10183 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	4	**$195,000**	**$54,470**		

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4.09 Commercial Acres

Riverside Dr & Mall Dr St. George, UT

Contact Jon Walter, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**4.09**	**C-2**

Prime commercial property at a signalized corner. Located across from Smith's Marketplace, Maverik and Dino Crossing. Significant traffic increase with Virgin River bridge and Mall Drive underpass.

For Additional Info, Text 10195 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	4	**$3,650,000**	**$892,423**		

1.62 Acres of I-15 Visible COM Land

Sunland Dr & 400 E St. George, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.62**	**C-3**

Freeway visibility and easy access from Exit 6. One of just a few freeway parcels in St. George. Rare C-3 zoning. Adjacent land developed as an RV dealership. Priced at $13/SF. Billboard not included. Additional contiguous acres available - up to 4 acres. $13/SF.

For Additional Info, Text 15059 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$917,373**	**$566,281**		

Great 1.3-Acre Parcel for Business Bldg

415 S Dixie Dr St. George, UT

Contact Roger Stratford

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.3**	**PD/COM/RES**

High traffic location (AADT count 11,815). Great Visibility. Zoning is PD-Commercial/Residential. Utilities on site.

For Additional Info, Text 10329 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	1	**$390,000**	**$300,000**		

Sale/Lease/Build-to-Suit at 605 Place Commercial Pa

605 E St. George Blvd (652 E Pad) St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office	**1,800**	**0.33**	**3/Adjacent PD-**

Land can be leased for $26/SF/Year NNN or can be built-to-suit for 8.5% CAP and $26/SF/Year NNN. Zoned C-3 with St. George Blvd Frontage. Adjacent to 605 Place student housing. Great site for Restaurant, retail, medical or professional office.

For Additional Info, Text 16708 to 39200

UNIT	ACRES	PRICE	$ / SF	CAP	TAX
	0	**$425,000**	**$1,287,950**		

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Gateway Commons Retail Development

848 N 1100 E St. George, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**11.06**	**C-3**

Fabulous retail location with high traffic freeway visibility on Red Hills Parkway at the new under-pass to the Red Cliffs Mall in St. George. Zoning and final plat in progress. Master planned commercial. Now accepting Letters of Intent. Starting at $514,008. Potential uses include: retail center, hotel, bank or financial institution, [...]

For Additional Info, Text Twin1 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Lot 4	**1**	**$435,000**	**$435,000**		
Lot 6	**2**	**$1,100,000**	**$733,333**		
Lot 8	**3**	**$1,575,000**	**$610,469**		
Lot 8	**3**	**$1,575,000**	**$610,469**		
Lot 7	**2**	**$1,225,000**	**$606,437**		
Lot 2	**1**	**$515,000**	**$436,447**		
Lot 6	**2**	**$1,100,000**	**$733,333**		
Lot 4	**1**	**$435,000**	**$435,000**		
Lot 2	**1**	**$515,000**	**$436,447**		
Lot 3	**1**	**$475,000**	**$435,783**		
Lot 3	**1**	**$475,000**	**$435,783**		
Lot 5	**1**	**$515,000**	**$872,895**		
Lot 1	**1**	**$575,000**	**$522,727**		
Lot 1	**1**	**$575,000**	**$522,727**		
Lot 5	**1**	**$515,000**	**$872,895**		
Lot 7	**2**	**$1,225,000**	**$606,437**		

1.18 Acres Just off of Brigham Rd

Behind Pilot Gas Station St. George, UT

Contact Brandon Vandermyde

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.18**	

Make an offer! 1.18 Acres located behing the Pilot Gas Station just off of Brigham Rd. For Sale, Lease or Build-to-suit. Easy Ingress and egress to I-15.

For Additional Info, Text 13589 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	1	**$693,900**	**$588,060**		

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Anchored Center Retail Pad For Sale in St. George

Approx 2680 E 850 N St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**2.35**	**C-3**

2.35 Acre Anchored Center Retail Pad for sale. Centrally located in St. George and convenient location close to Washington City by Cal-Ranch. Seller will consider Build-to-Suit.

For Additional Info, Text TUSCANY to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
1	**2**	**$1,637,856**	**$696,960**		

Approx 3 Acres of Land Adjacent to Boulevard Home

300 N Mall Dr St. George, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office	**130,680**	**3**	**A-P**

Approx 3 acres of land South of Boulevard Home Furniture. Within close proximity to the Red Cliffs Mall and the Red Cliffs Professional Office Park. Would make a great site for a large office building or another office park. Currently zoned (A-P) Administrative & Professional Office. Pricing based upon $10/SF & approximately 3 acres. Tota[...]

For Additional Info, Text 12893 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$1,306,800**	**$435,600**		

1 Acre Commercial Property on Bluff St

217 S Bluff St St. George, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**0.98**	**C-3**

Prime Bluff Street commercial land with access from both Bluff Street and 400 West. Perfect for Office or Retail with high traffic counts.

For Additional Info, Text 16486 to 39200

UNIT	ACRES	PRICE	$ / SF	CAP	TAX
	1	**$890,000**	**$908,180**		

Improved Office Building Lot

1664 S Dixie Dr St. George, UT

Contact Jason Griffith, CCIM, Meeja McAllister, Mark Walter

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**0.89**	**PDC**

2 improved office pads one with existing drive through lane. Fantastic location just off of Dixie Dr and surrounded by professional offices.

For Additional Info, Text 16183 to 39200

UNIT	ACRES	PRICE	$ / SF	CAP	TAX
9	**1**	**$533,174**	**$740,525**		
6	**1**	**$542,758**	**$609,846**		

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For Sale, Lease, Build-to-Suit or Land Lease

Horseman Park Dr & Ledge Rock Dr St. George, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**9.86**	**C**

Pre-approved 10 acre project for a 35,000 and 24,000 SF building(s). On the first phase. Contact Wes for approved use list. Seller may consider condo's in one building, preliminary commitment from Tenants. Located in one of the fastest growth areas in the county for several years, great traffic, potential traffic light and road realignmen[...]

For Additional Info, Text 17947 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	10				

Commercial Land for Sale near Dino Crossing!

1988 E Riverside Dr St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.05**	**C-3**

Located less than 1 block from Dinosaur Crossing anchored center in a high traffic and visibility location. Site most recently designed for two buildings containing almost 8,000 SF. Great location for medical, professional office, retail, or food service applications.

For Additional Info, Text 14369 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	1	**$449,000**	**$427,619**		

High Traffic Riverside Dr Frontage

Riverside Dr St. George, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.77**	**C3**

High Traffic Riverside location - ideal for restaurant, office, retail, medical, near IHC Regional Hospital, close proximity to Smith's Marketplace, Maverick, Dino Carwash, Kneaders, Panda Express, Orange Theory. Quickly growing corridor. Many offsite improvements already completed. Must be sold jointly.

For Additional Info, Text 19482 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$1,399,000**	**$790,398**		

Tonaquint Drive Parcel

Near Corner of Tonaquint Dr & 600 W St. George, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1.1**	**R-1-10/COM**

Frontage on Tonaquint Drive. Parcel is 1.1 acre but approximately .6 is usable. Currently zoned R-1-10 but perfect for commercial or multifamily use. Adjacent 2.31 acres is also available.

For Additional Info, Text 10140 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Parcel 1	**1**	**$225,000**	**$204,545**		

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Snow Canyon Commercial Pads

anyon Parkway and Dixie Drive/Pioneer Parkway St. George, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**12**	**PD/C/C-1/C-2**

Prices starting at $1.2 mm for a 2 acre pad with up to 8 acres available. Will consider subdividing. Potential for 2 corner pads, one at Pioneer Parkway and one at Dixie Drive. Property is currently zoned PD Commercial and ready for development. Potential uses include hotel, retail center, bank or financial institution, office building[...]

For Additional Info, Text Parkway to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Parcel 4	**2**				
Parcel 3	**2**				
Parcel 1	**5**				
		$1,220,000			
Parcel 2	**3**				

Snow Canyon Commercial Pads

way and Dixie Drive/Pioneer Parkway - Lots 2 & 3 St. George, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**4.75**	**PD/C/C-1/C-2**

Prices starting at $1.2 mm for a 2 acre pad with up to 8 acres available. Will consider subdividing. Potential for 2 corner pads, one at Pioneer Parkway and one at Dixie Drive. Property is currently zoned PD Commercial and ready for development. Potential uses include hotel, retail center, bank or financial institution, office building[...]

For Additional Info, Text 18637 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Parcel 1	**5**	**$1,551,000**	**$326,526**		
Parcel 2	**3**	**$1,551,000**	**$495,530**		
Parcel 3	**2**	**$1,551,000**	**$731,605**		
Parcel 4	**2**	**$1,551,000**	**$775,500**		
		$1,551,000			

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Home Depot Anchored Retail

2400 N Main St Tooele, UT

Contact Jon Walter, Zachary Hatch, Kevin O'Brien

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**38.68**	

Wintergreen is Tooele's next retail development. With The Home Depot as the anchor, a grocery store, department store, or entertainment venue has a captive audience currently shopping at this location. This interchange brings Chevron, Burger King, Popeyes Chicken, Tooele Orthopedics & Sports Medicine, Liddiards Home Furnishings, TooeleOr[...]

For Additional Info, Text Tooele to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
12	**14**	**$2,365,308**	**$163,350**		
9	**1**	**$217,800**	**$217,800**		
All Lots	**39**	**$5,900,000**	**$152,534**		
All Lots	**39**	**$5,900,000**	**$152,534**		
12	**14**	**$2,365,308**	**$163,350**		
11	**8**	**$2,188,890**	**$291,852**		
10	**8**	**$1,796,850**	**$239,580**		
11	**8**	**$2,188,890**	**$291,852**		
9	**1**	**$217,800**	**$217,800**		
8	**2**	**$653,400**	**$435,600**		
8	**2**	**$653,400**	**$435,600**		
7	**2**	**$784,080**	**$522,720**		
7	**2**	**$784,080**	**$522,720**		
6	**1**	**$348,480**	**$348,480**		
6	**1**	**$348,480**	**$348,480**		
5	**1**	**$348,480**	**$348,480**		
10	**8**	**$1,796,850**	**$239,580**		
4	**1**	**$435,600**	**$435,600**		
4	**1**	**$435,600**	**$435,600**		
3	**1**	**$435,600**	**$435,600**		
3	**1**	**$435,600**	**$435,600**		
2	**1**	**$627,264**	**$522,720**		
2	**1**	**$627,264**	**$522,720**		
5	**1**	**$348,480**	**$348,480**		

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2 Build-Ready Commercial Pads in Virgin

393 W Hwy 9 - For Sale Virgin, UT

Contact Neil Walter, Aaron Edgley, Roy Barker

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**1**	**HRZ**

Fully improved, build-ready Pads. Zoned Highway Resort with Possible Retail, Restaurant and C-Store uses. A Part of Zion Sunset Resort Project currently under construction. Additional HRZ Land and 3600 SF retail also available. 2 Lots available, each approx 1 acre.

For Additional Info, Text 19423 to 39200

UNIT	ACRES	PRICE	$ / SF	CAP	TAX
Lot A	**1**	**$550,000**	**$550,000**		
Lot B	**1**	**$400,000**	**$400,000**		

Acreage in Virgin

Hwy 9 Virgin, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**25.35**	**COM**

Great commercial/residential land in Virgin. Excellent frontage and visibility on Highway 9. En route to Zion National Park with over 4 million visitors each year. Take advantage of high traffic and beautiful views! $195,000/acre if split, or $185,000/acre if purchased in bulk.

For Additional Info, Text 13057 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
Bulk	**25**	**$4,689,750**	**$185,000**		

Acreage in Virgin

Hwy 9 Virgin, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**2.35**	**COM**

2 Commercial lots overlooking Zion National Park. Zoned Rural Residential - Take advantage of the beautiful views on a large lot. . A portion of the 4.61 acre lot is open space with a wash to buffer any potential adjacent future development.

For Additional Info, Text 13471 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	5	**$345,750**	**$75,000**		
	2	**$199,000**	**$84,681**		

2.04 Commercial Acres

1200 E Telegraph St (Approx) Washington, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**2.04**	**C-2/PUD**

Land is just west of the Washington Parkway with direct access to Telegraph Street. Great visibility. Seller is a licensed real estate broker in the State of Utah.

For Additional Info, Text 13664 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$890,000**	**$436,276**		

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Potential Future Freeway Interchange- 2 to 4 Acres A

Corner of Main St and Buena Vista Blvd Washington, UT

Contact Wes Davis

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**4**	

At the entrance of the new Brio Active Adult Subdivision with Great I-15 freeway interchange visibility. Potential uses: hotel, assisted living, senior apartments, medical and several others.

For Additional Info, Text 10347 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	2	**$799,000**	**$355,111**		
	4	**$1,420,444**	**$355,111**		

3.07 Acres of Commercial Land in Washington Fields

Corner of 2000 S & Washington Fields Rd Washington, UT

Contact Greg Whitehead, Gregg McArthur

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**3.07**	**PUD**

3 Acres of commercial land at signaled intersection in Washington Fields. Great visibility and high traffic counts.

For Additional Info, Text 16149 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	3	**$700,000**	**$228,013**		**$3,265**

Prime Commercial Land off Exit 10 on I-15

Green Springs Dr Washington, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**6.06**	**C-2**

Great High Traffic and high visibility commercial lot on Green Springs Dr.

For Additional Info, Text 18570 to 39200

UNIT	ACRES	PRICE	$ / AC	CAP	TAX
	6	**$5,615,799**	**$926,702**		

.55 Acres of Commercial Land on Telegraph

Telegraph Washington, UT

Contact Meeja McAllister

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Retail/Office		**0.55**	**C-1**

Great location on Telegraph adjacent to a Family Dollar and car wash. Zoned C-1

For Additional Info, Text 19439 to 39200

UNIT	ACRES	PRICE	$ / SF	CAP	TAX
	1	**$350,000**	**$636,364**		

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Building & Acreage in Gateway Ind Park

189 N 5500 W Hurricane, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Manufacturing	**25,583**	**2**	**IND/MFG**

Perfect for manufacturing, trucking company or any distribution company. Building 1 has 2 private offices with remodeled restrooms. Warehouse has 15' clear height, air lines and 3-phase power every 25' throughout, (14) 14' overhead doors, 6 radiant heaters, 8 swamp coolers, new T-5 lighting and new fire suppression system. Includes an add[...]

For Additional Info, Text 10076 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
Bldg 1	**25,583**	**$2,985,000**	**$117**	**6.5**	

,

Contact Zachary Hatch

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse			

For Additional Info, Text 15996 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX

Brand New Office/Warehouse

Fairground Industrial Park Hurricane, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	**5,000**	**0.74**	**IND**

Brand New Construction in the Fairgrounds Industrial Park. Office/ Warehouse space, 5,000 +/- SF can be split into two suites for leasing.

For Additional Info, Text 17501 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
Lot 21	**5,000**	**$645,900**	**$129**		
Lot 20	**5,000**	**$645,900**	**$129**		

Investment Property on SR-9

345 W State St Hurricane, UT

Contact Mark Walter, Annette Humphrey

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	**3,366**	**0.66**	**Mixed**

Great investment opportunity on SR-9 in downtown Hurricane UT.

For Additional Info, Text 10217 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	3,366	**$1,569,200**	**$466**		

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Office w/ Yard Space in Gateway Industrial Park

201 N 5500 W Hurricane, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	**2,275**	**0.4**	**PDO**

Great location in the Gateway Industrial Park in Hurricane UT. Office in Front with yard space.

For Additional Info, Text 19908 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	2,275	**$379,000**	**$167**		

Industrial NNN Leased Investment

3301 E Deseret Dr St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	**43,000**	**3.91**	**M-2**

Great investment property in St. George!

For Additional Info, Text 19421 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	43,000	**$5,800,000**	**$135**	**84770**	

Industrial Condo in St. George Industrial Park

861 N Red Rock Rd St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	**1,026**		**C-3**

Property also has approximately 450 SF of yard space. Tenant in place - DO NOT DISTURB

For Additional Info, Text 19575 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
Condo # 13	**1,026**	**$119,000**	**$116**	**5.7**	

Retail/Office Warehouse in Washington UT

214 E Telegraph St Washington, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	**14,280**	**1.12**	**C-2**

Great location with additional Land for Building expansion. Retail / Office Warehouse and distribution with block construction. Dock high and ground level doors. 19'6" clear height. Do Not Disturb Tenant. Sign NDA for additional information.

For Additional Info, Text 19636 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	14,280	**$1,875,000**	**$131**		

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Industrial Buildings in White Sage Park

White Sage Industrial Park Washington, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Office/Retail Warehouse	**3,600**	**0.43**	**I-2**

Metal building with rock accent. Building sizes vary from 2,880 SF to 4,000 SF. Multi-tenant design but could be single owner/user. Zoned I-2 (heavy industrial). Some flexibility with finishes. All buildings are available for pre-leasing at $0.85/SF/NNN

For Additional Info, Text 10135 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
Lot 21	**3,240**	**$525,000**	**$162**		
Lot 15	**2,880**	**$495,000**	**$172**		
Lot 20	**3,240**	**$525,000**	**$162**		

4367 West Sunset Rd

4367 W Sunset Rd Las Vegas, NV

Contact Leslie

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	**8,347**	**0.54**	**M-1**

+/- 8,347 Total SF (+/- 5,247 SF Warehouse and +/- 3,100 SF Two-Story Office), 37% Office Build-Out, Two (2) Grade Level Doors, +/- 3,000 SF Yard, M-1 Zoning, 0.54 Acres, 35% Building Coverage, Twelve (12) Private Offices, Sky Lighting & Warehouse Lighting, Evap Coolers in Warehouse, 2002 Concrete Tilt-Up Construction, Southwest Market.

For Additional Info, Text 16826 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	8,347	**$1,625,000**	**$195**		

FOR SALE | 8945 S Bronco Street

8945 S Bronco St Las Vegas, NV

Contact Michael Kenny, Leslie

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	**15,860**	**2**	**M-1**

+/- 15,860 Total SF, M-1 Zoning, +/- 2.0 AC, 17% Building Coverage, Five (5) Dock high doors, Three (3) Over-sized Drive-in doors, Fully sprinklered, Fully insulated, 48' Truck Court, 2018/1981 Metal Construction, 2.71:1,000 Parking Ratio, Blue Diamond Submarket. Pricing Available Upon Request.

For Additional Info, Text 19640 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	15,860	**$4,250,000**	**$268**		

2914 Brookspark Drive | FOR SALE

2914 Brookspark Drive Las Vegas, NV

Contact Michael Kenny, Leslie

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	**5,831**	**0.18**	**M-2**

-/+ 5,831 Total SF, -/+ 4,431 SF Warehouse, -/+ 1,400 SF Two-Story Office (-/+400 SF Sprinkled Mezz. Included), 400A 120/208V, 3-Phase Power, 18' - 20' Clear Ht., One (1) Grade Level Door, Fire Sprinklers, 1998 Block Construction, M-2 Zoning, -/+ 0.18 AC, Sky Lighting, North Las Vegas Jurisdiction, Close proximity to I-15 freeway.

For Additional Info, Text 19793 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	5,831	**$705,551**	**$121**		

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Mfg Building in Millcreek Industrial Park

3335 E Deseret Drive St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	**11,878**	**1.54**	**M-2**

Approximately 2,400 SF of office space, with 720 SF of mezzanine, and 9,478 SF of manufacturing warehouse. Building is temperature controlled, has 3-phase power in two panels (main panel is 400 amps / sub-panel is 220 amps), 6" reinforced concrete slab, 2 dock-high doors and 2 ground level overhead doors. Building is in very good conditio[...]

For Additional Info, Text 13329 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	11,878	**$1,150,000**	**$97**		

Commercial Investment Property For Sale

1325 S 320 E St. George, UT

Contact Curren Christensen

PROPERTY TYPE	AVAILABLE SF	ACRES	ZONING
Warehouse/Distribution	**16,688**	**1**	**C-3**

Fully leased multi-tenant commercial investment property. Great location in Riverside Commercial Area. 100% occupied with a very good rental history with little vacancy. Convenient location close to Bluff Street exit. Lease rates well below market, investor upside with market rents. **DO NOT DISTURB TENANTS!** Click "View Property Website[...]

For Additional Info, Text 16630 to 39200

UNIT	SF	PRICE	$ / SF	CAP	TAX
	16,688	**$1,829,000**	**$110**		

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