

FOR SALE
PRICE REDUCED
± 2.56 ACRES
RETAIL | FREE STANDING

170 E Fiddlers Canyon Road
Cedar City, UT 84721

FIDDLERS CANYON ROAD

Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Summary

LIST PRICE	\$2,745,000
LOT SIZE	± 2.563 Acres
BUILDING SIZE SF	± 23,209 SF
YEAR BUILT	1982 Remodeled 2021
TYPE	Retail Free Standing
ZONING	Central Commercial
PARCEL	B-1196-0001-0000

- Fantastic commercial/retail building, perfect for a variety of businesses looking for a prime location with all the amenities needed to thrive.
- This property boasts fire-sprinkler system, 3-phase power, full HVAC, and ample parking for customers and employees.
- The building underwent a complete remodel in 2021, ensuring a modern and updated space for your business to flourish.
- In addition, there is an adjacent .81 acre lot available for a separate purchase for \$600,000, providing even more possibilities for expansion or development.
- Contact Twila Davis or Jason Griffith today to schedule a viewing and make this property your new business headquarters!



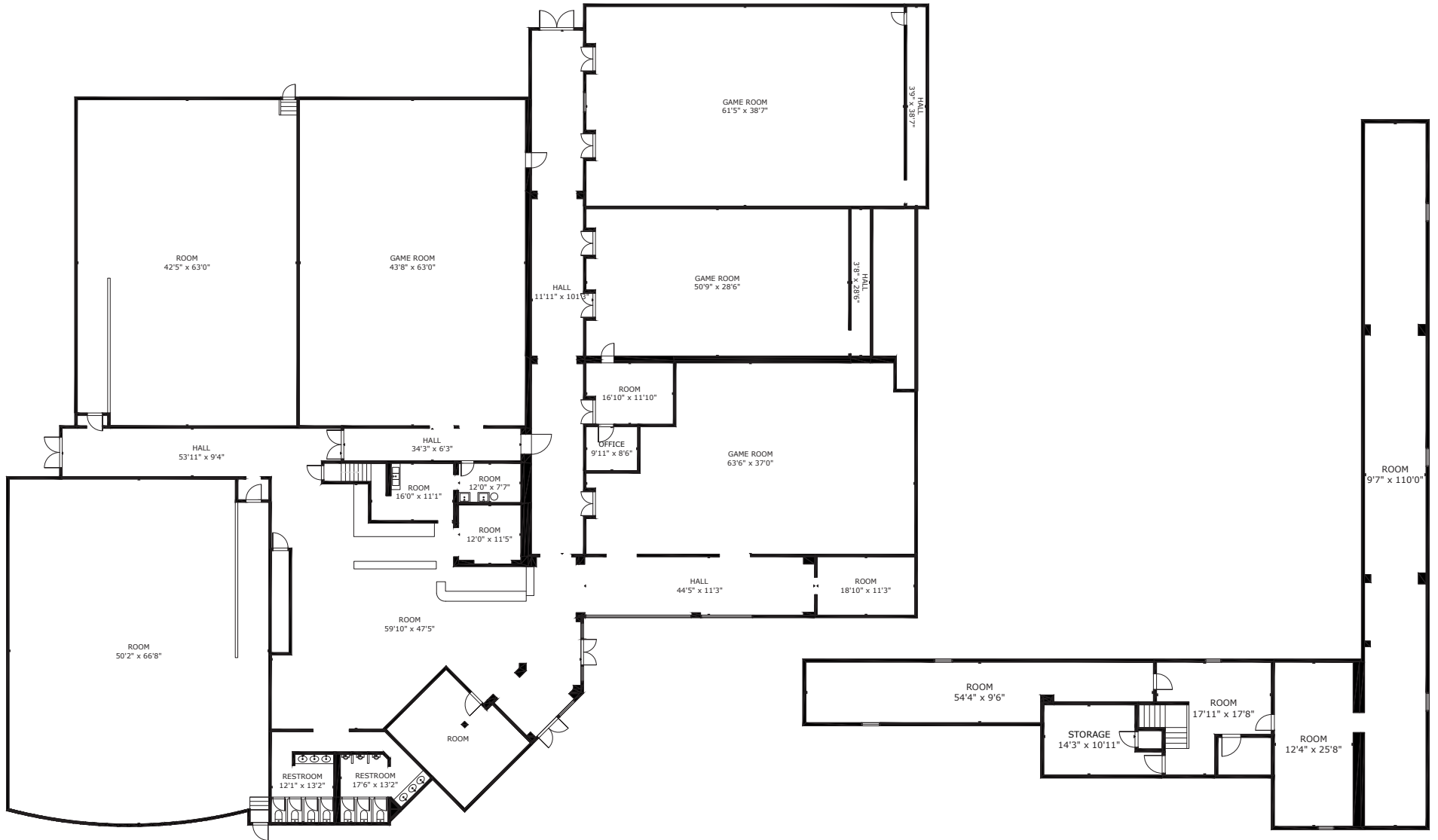
FOR MORE INFORMATION



CLICK HERE

OR TEXT 71941 TO 39200

Floor Plan



Main Floor

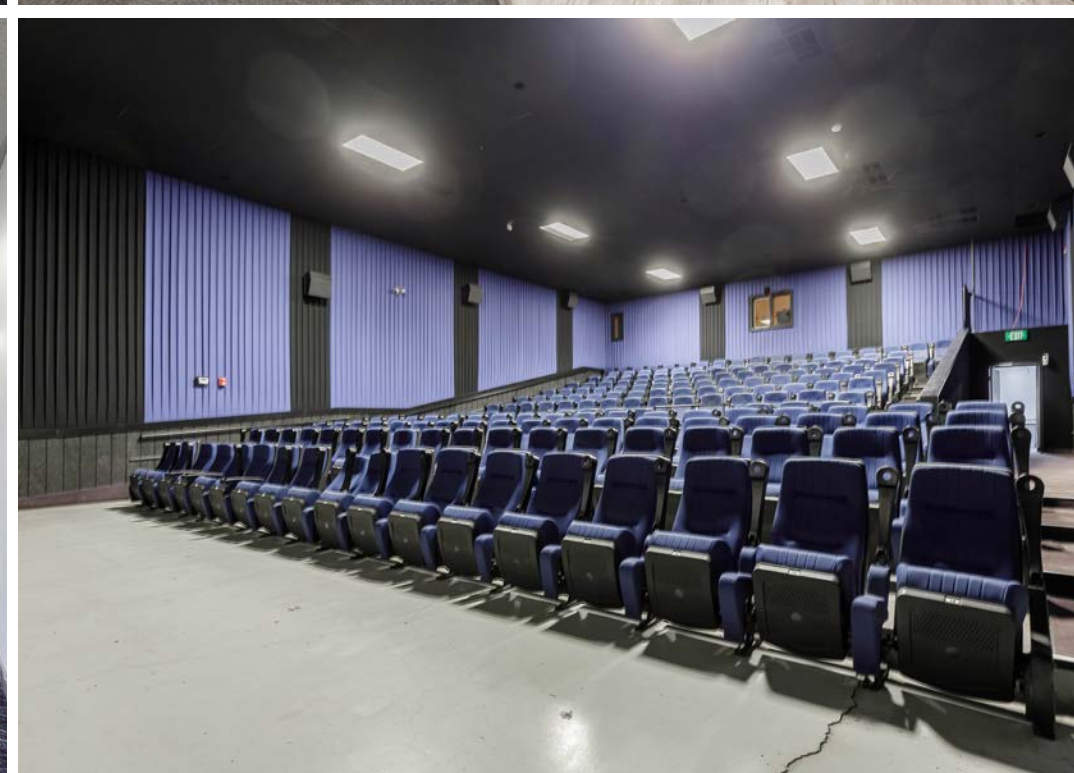
Upstairs



ADDITIONAL LOT
FOR SALE

MAIN ST

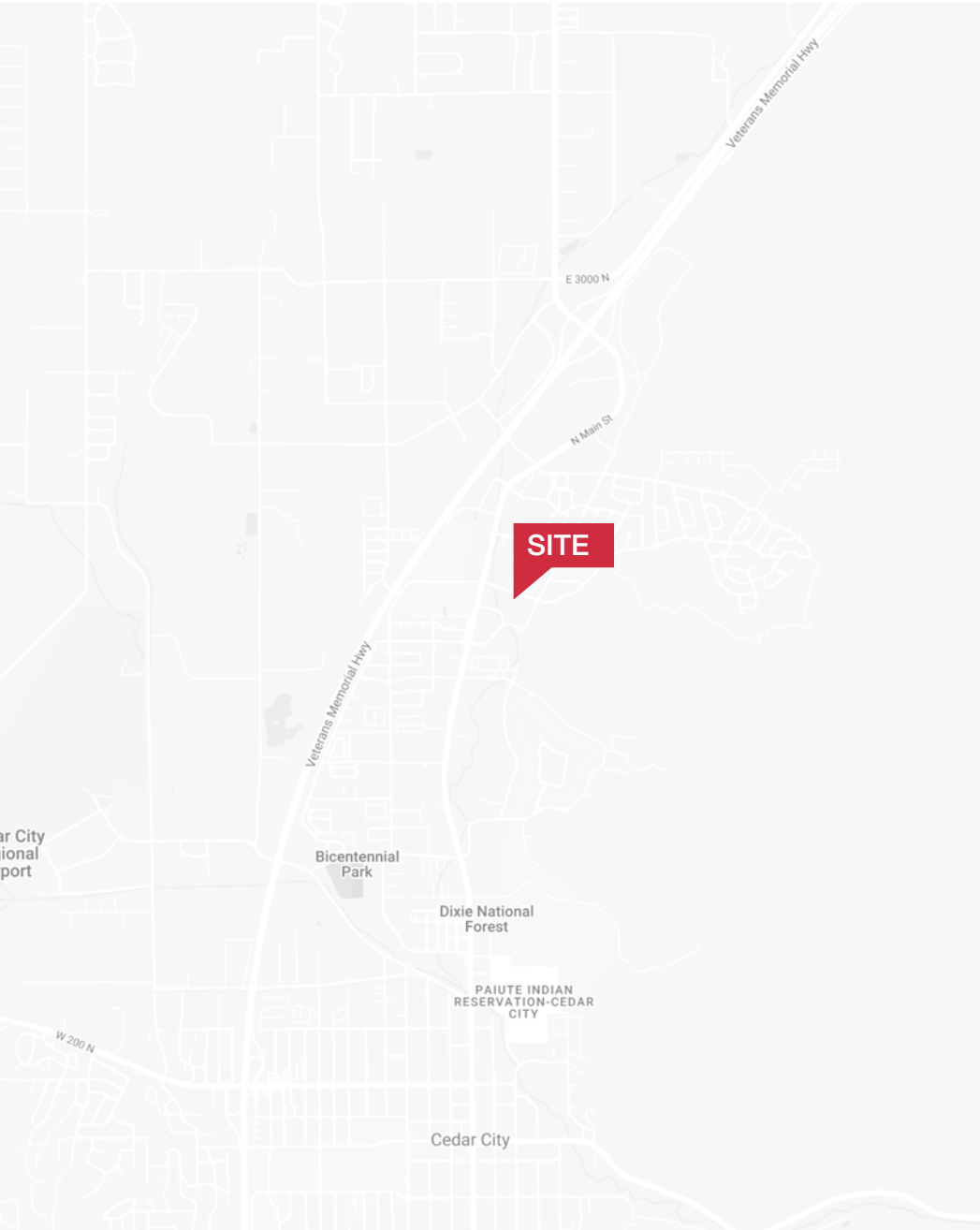
FIDDLERS CANYON ROAD







Area Map



Area Map

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport

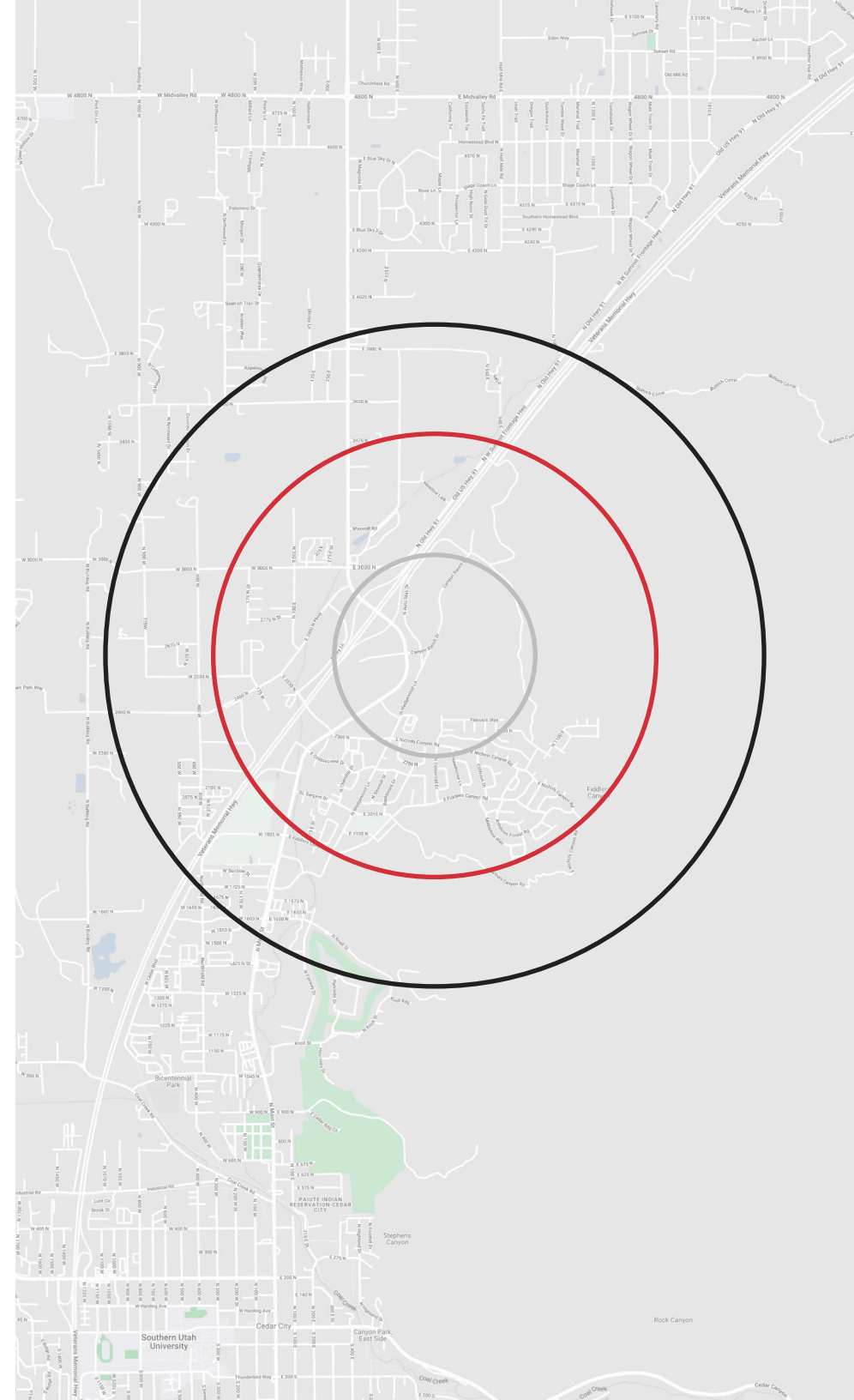


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	4,521	20,823	47,409
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	1,441	6,706	15,289
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$83,849	\$76,473	\$81,098

Traffic Counts

STREET	AADT
N Main St	29,000





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	121 miles
Los Angeles, California	388 miles
San Diego, California	450 miles
Denver, Colorado	674 miles
Phoenix, Arizona	422 miles

Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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