



FOR SALE

350 East 600 South
St. George, UT 84770

± 5,612 SF | OFFICE

Property Specs

OFFERED PRICE	\$1,700,000
TOTAL SF	± 5,612 SF
YEAR BUILT	1976
TAX ID	SG-824-A-1-B-2-B
TYPE	Administrative and Professional Office
ZONING	C

- Previously a dental office, near many medical users, across the street from the proposed new mixed use development of the former hospital site.
- Tenant allowance available subject to terms and tenancy.
- Tenant improvements negotiable.



OR TEXT 23208 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS

1976
YEAR BUILT

C
ZONING

± 5,612
TOTAL SF AVAILABLE



PHOTOS



AREA MAP

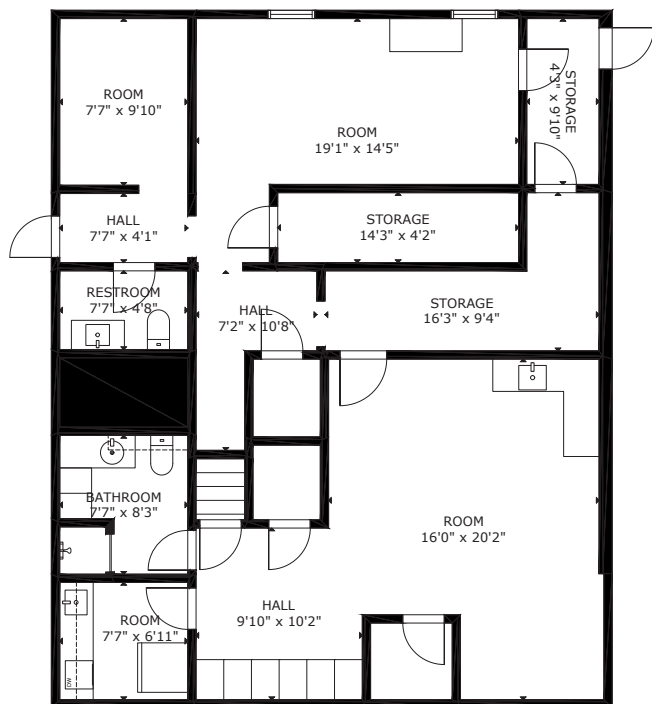


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

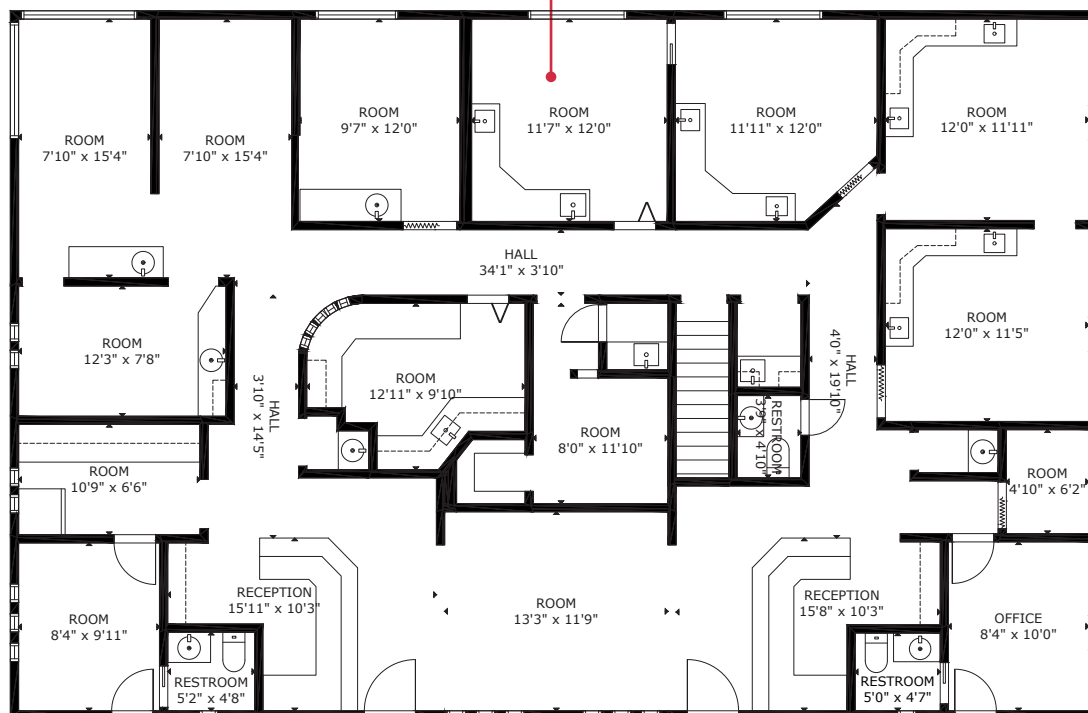
FLOOR PLAN



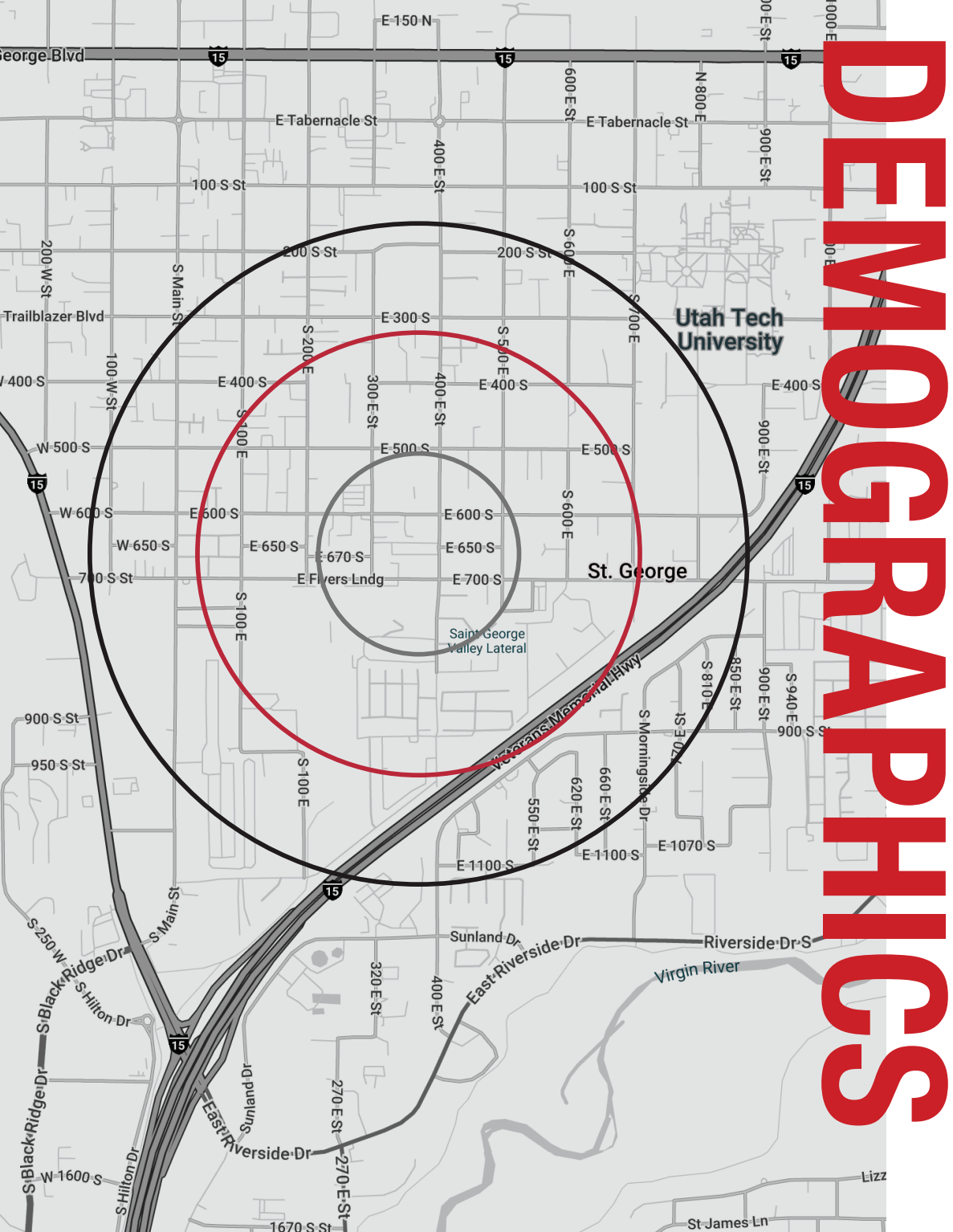
CLICK HERE
FOR A 3D TOUR



FLOOR 1



FLOOR 2



POPULATION

2025 Population

HOUSEHOLDS

2025 Households

INCOME

2025 Average HH Income

1-mile

14,681

1-mile

5,270

1-mile

\$67,476

3-mile

60,627

3-mile

22,306

3-mile

\$95,675

5-mile

125,248

5-mile

43,339

5-mile

\$108,777

Traffic Counts

STREET

East Flyers Landing

South 300 East

AADT

20,122

17,934

TERMS & CONDITIONS

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.

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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 Vegas. 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.

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No Obligation

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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