



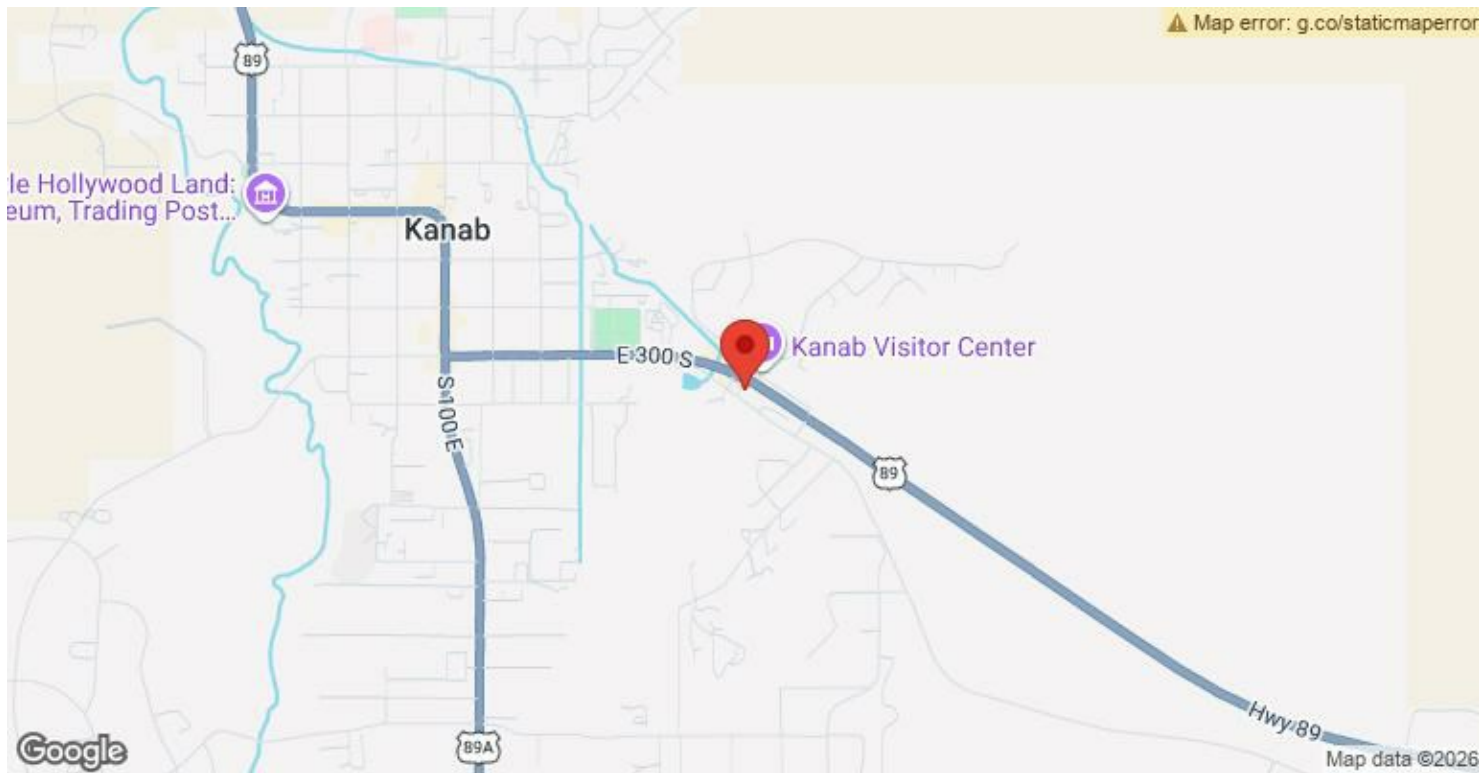
723 E Highway 89

\$4,800,000

Exceptional opportunity to own Crosby Home & Farm Center, a well-established commercial business serving Kanab and the surrounding region for more than 31 years. Ideally positioned along highly traveled US Highway 89, the property benefits from outstanding visibility, convenient access, and natural advertising exposure. This turnkey operation features approximately 9,340 square feet of warehouse space, 2,124 square feet of covered storage, a 40-foot shipping container, and approximately 10,524 square feet of asphalt for parking, loading, and customer access. With its long-standing presence, versatile improvements, and prime highway location, this property offers tremendous potential for continued operation, expansion, or a variety of commercial uses. A rare opportunity to acquire an established business and commercial property in the heart of growing Kanab, Utah. Buyer to verify all information, permitted uses, measurements, inventory, and business-related details....



Price:	\$4,800,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Owner User
Lot Size:	1.18 AC
Gross Building Area:	9,340 SF
No. Stories:	1
Year Built:	1973
Tenancy:	Single
Parking Ratio:	1.82/1,000 SF
No. Dock-High Doors/Loading:	1
Zoning Description:	C3
APN / Parcel ID:	K-4-1-Annex
Walk Score ®:	20 (Somewhat friendly)



723 E Highway 89, Kanab, UT 84741

Property Photos



Crosby-69



Crosby-68

Property Photos



Crosby-57



Crosby-56

Property Photos



Crosby-55



Crosby-54

Property Photos



Crosby-53



Crosby-52

Property Photos



Crosby-51



Crosby-50

Property Photos



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Crosby-48

Property Photos



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Crosby-18

Property Photos



Crosby-17



Crosby-16

Property Photos



Property Photos



Crosby-13



Crosby-12

Property Photos



Property Photos



Property Photos



Crosby-6



Crosby-5

Property Photos



Property Photos

