



FOR SALE

±2,979 SF Available
Retail | Restaurant

210 S 100 E
Kanab, UT 84741



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St George, Utah 84770
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Kanab, UT 84741

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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.

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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 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.

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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	\$1,900,000
TOTAL AVAILABLE	±2,979 SF
ACRES	±0.29 Acres
TYPE	Retail Restaurant
ZONING	COM
TAX ID	K-3-12
YEAR BUILT	2018

Vermillion 45 is a Prestigious French-Italian restaurant located on a highly trafficked corner in the heart of downtown Kanab, along the main route of Highway 89A.

This 2,979 SF Property sits on .29 Acres and boasts the largest outdoor dining space in the area. The building, which was constructed from the ground up in 2018, features some of the original exterior walls of the previous building to maintain a historic atmosphere.

Property is equipped with the Aloha (Point of Sale) System that is owned. Includes displays, printing systems and three staff input locations.



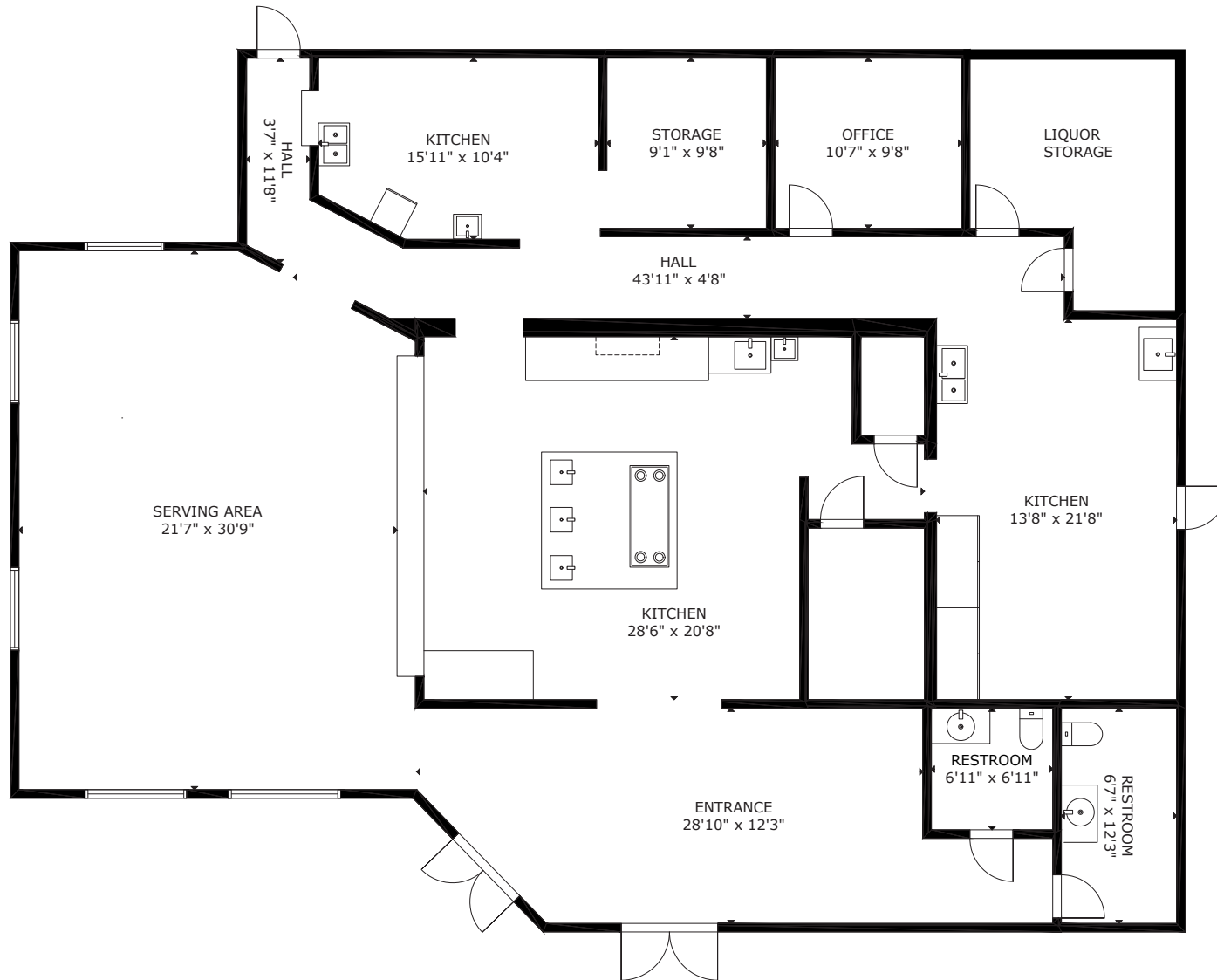
FOR MORE INFORMATION



CLICK HERE

OR TEXT 22217 TO 39200

Floor Plan







Equipment Inventory

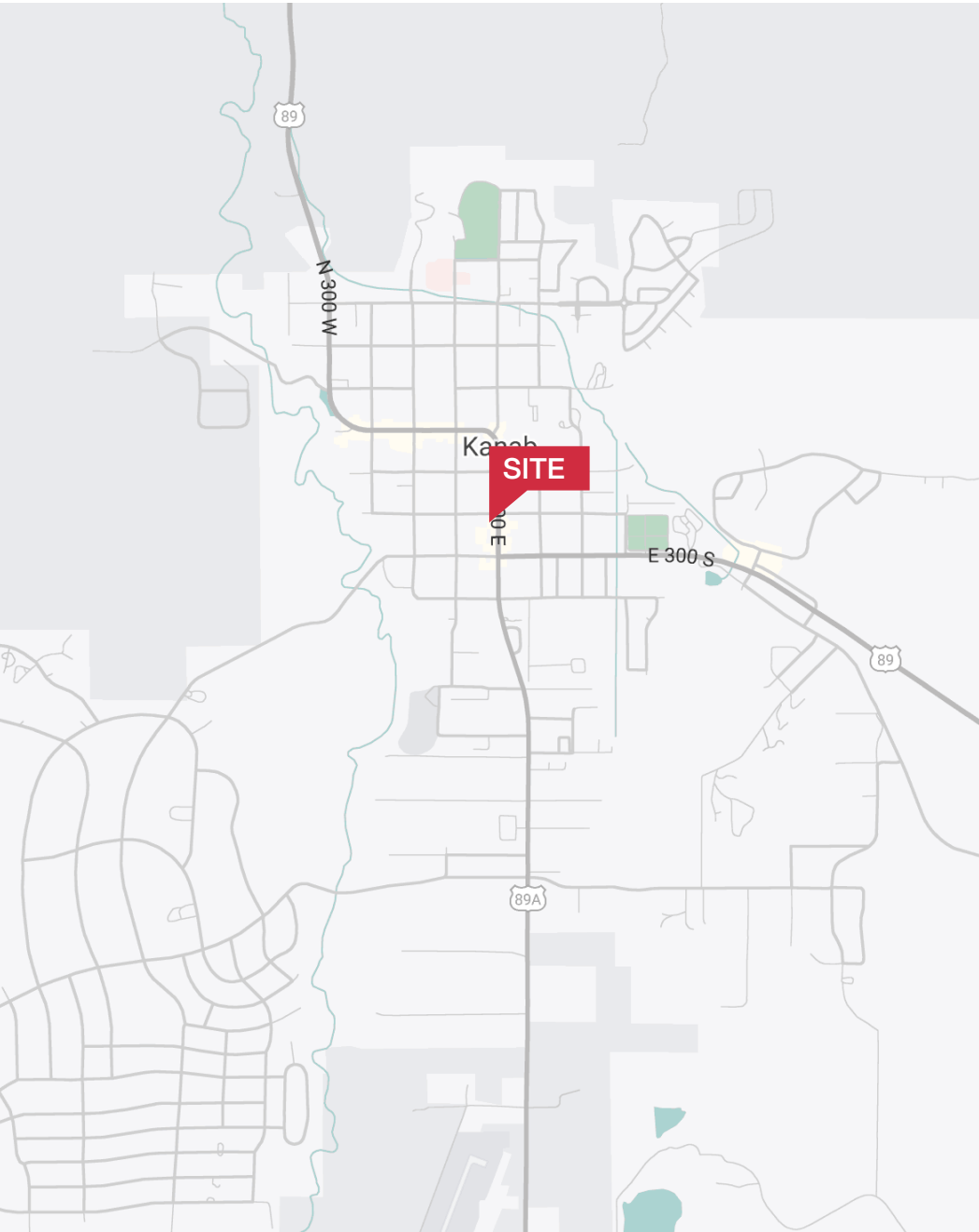
QTY	ITEMS	ADDITIONAL DETAILS
1	Custom Made Jade Kitchen Island	8 feet X 8 feet 2 ovens 2 grills 2 fryers 2 induction burners Built in food warmer with thermostat, faucet and drain 6 gas burners 2 french flat tops 1 salamander Storage cabinets
1	Double Sided Kitchen Hood With Fire Suppression System	11'x11'
1	Full Size Royal Oven	steam option
1	Carpigiani Gelato Maker	
1	Custom made gelato & pastry display case	
2 ea	True 2-door lowboy Refrigerator with Granite top	
2 ea	True 3-door lowboy Refrigerator with Granite top	
1	Double Sided Kitchen Hood With Fire Suppression System	
1	Beverage Air Refrigerator	4 drawers, 1 door, opening top
1	2-Door True Reach In Refrigerator	
1	2 Door True Reach In Freezer	
1	Commercial Bally Walk In Refrigerator	9' X 5.5'
1	Commercial Potato Peeler	

QTY	ITEMS
1	Commercial Table Top Mixer
1	Meat Slicer
1	Sous Vide Machine
1	Scottsman Ice Machine
1	Glass Door Wine Rack Eurocave Refrigerator
1	Natura Water System
1	Aloha Pos System
1	Water Softener
1	Glass Door Beverage Air Locking Wine/Beer Refrigerator
1	Glass Door Small Wine Refrigerator
2 ea	Commercial Panasonic Microwave Ovens
1	Stainless Steele Locking Liquor Cabinet
1	Small Refrigerator/Freezer
1	Hot Water Dispenser
1	Coffee Grinder
1	Nuovo Simonelli Musica Espresso Machine
1	12 Stainless Steel Prep Tables

QTY	CUSTOM MADE TABLES & CHAIRS
21 ea	2 Top
9 ea	4 Top
1	8 Top Wood Inside
1	8 Top Metal
44 ea	Indoor Chairs
54 ea	Outdoor Chairs
6	Bar Stools
	Shelves, Cabinets In Dining Area

*Additional FF&E can be negotiated outside of listing price.

Area Map



Area Map

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

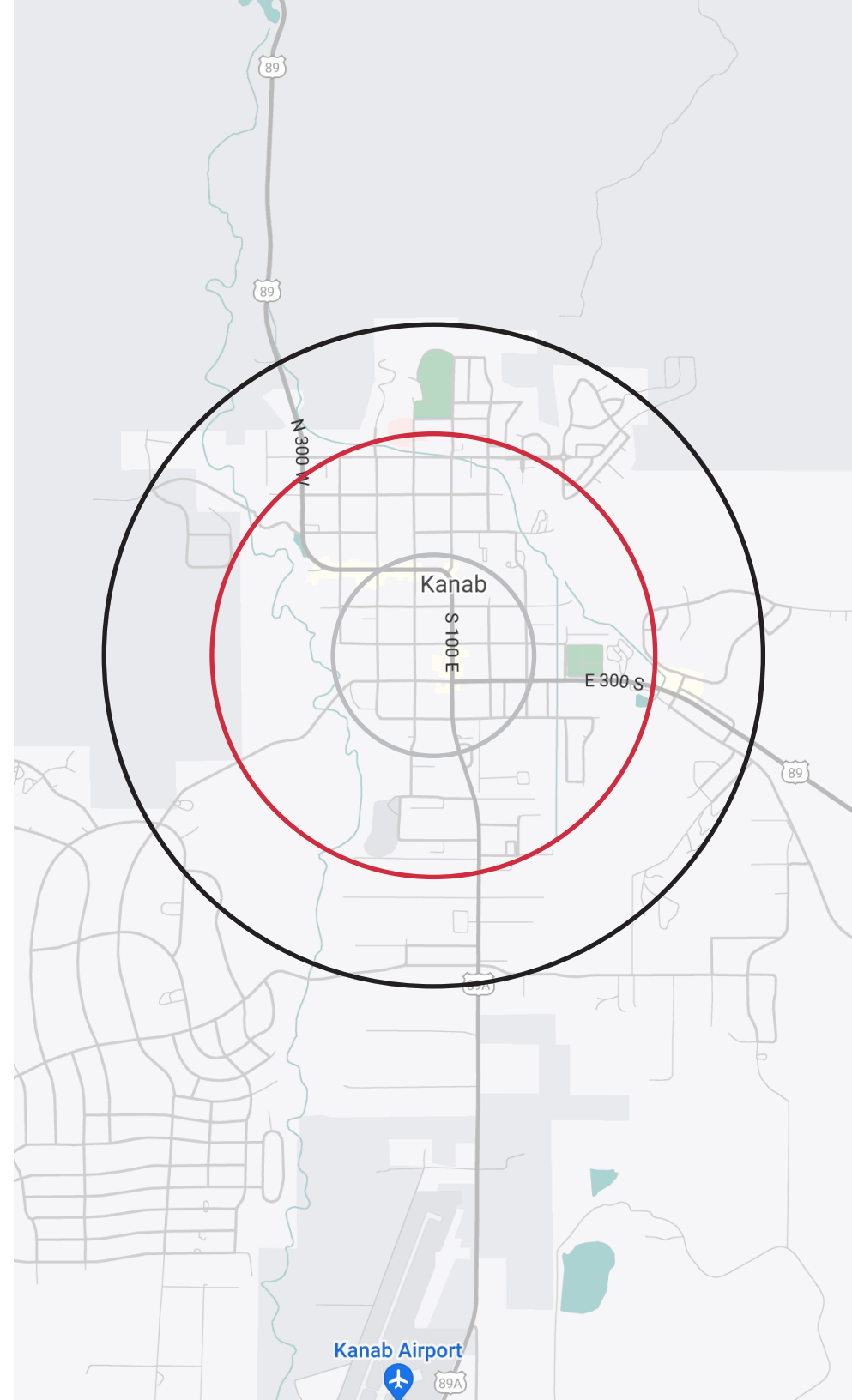


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	2,868	4,825	5,087
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	1,170	1,899	2,001
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$82,803	\$79,122	\$78,788

Traffic Counts

STREET	AADT
W Center St	10,000





Distance to Major Cities

Salt Lake City, Utah	297 miles
Las Vegas, Nevada	130 miles
Los Angeles, California	398 miles
San Diego, California	460 miles
Denver, Colorado	625 miles
Phoenix, Arizona	401 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.

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

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



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