

# CEDAR FUN CENTER

FOR SALE



## PROPERTY DETAILS

170 East Fiddlers Canyon Road, Cedar City, Utah 84721

- 23,209 SF
- 2.56 Acres
- Sale Price: \$2,320,000
- 3-Phase Power (1,200 Amps)
- Full HVAC
- Ample Parking
- Potential Fenced Yard
- Great Location
- Easy Access
- Owner/User Opportunity
- Adjoining 0.81 Acre Vacant Parcel for Sale
- Do Not Disturb Tenants

## 2025 DEMOS



### EST. POPULATION

CEDAR CITY » 40,315  
IRON COUNTY » 66,145



### EST. HOUSEHOLDS

CEDAR CITY » 14,057  
IRON COUNTY » 22,766



### EST. AVERAGE HH INCOME

CEDAR CITY » \$94,656  
IRON COUNTY » \$94,847



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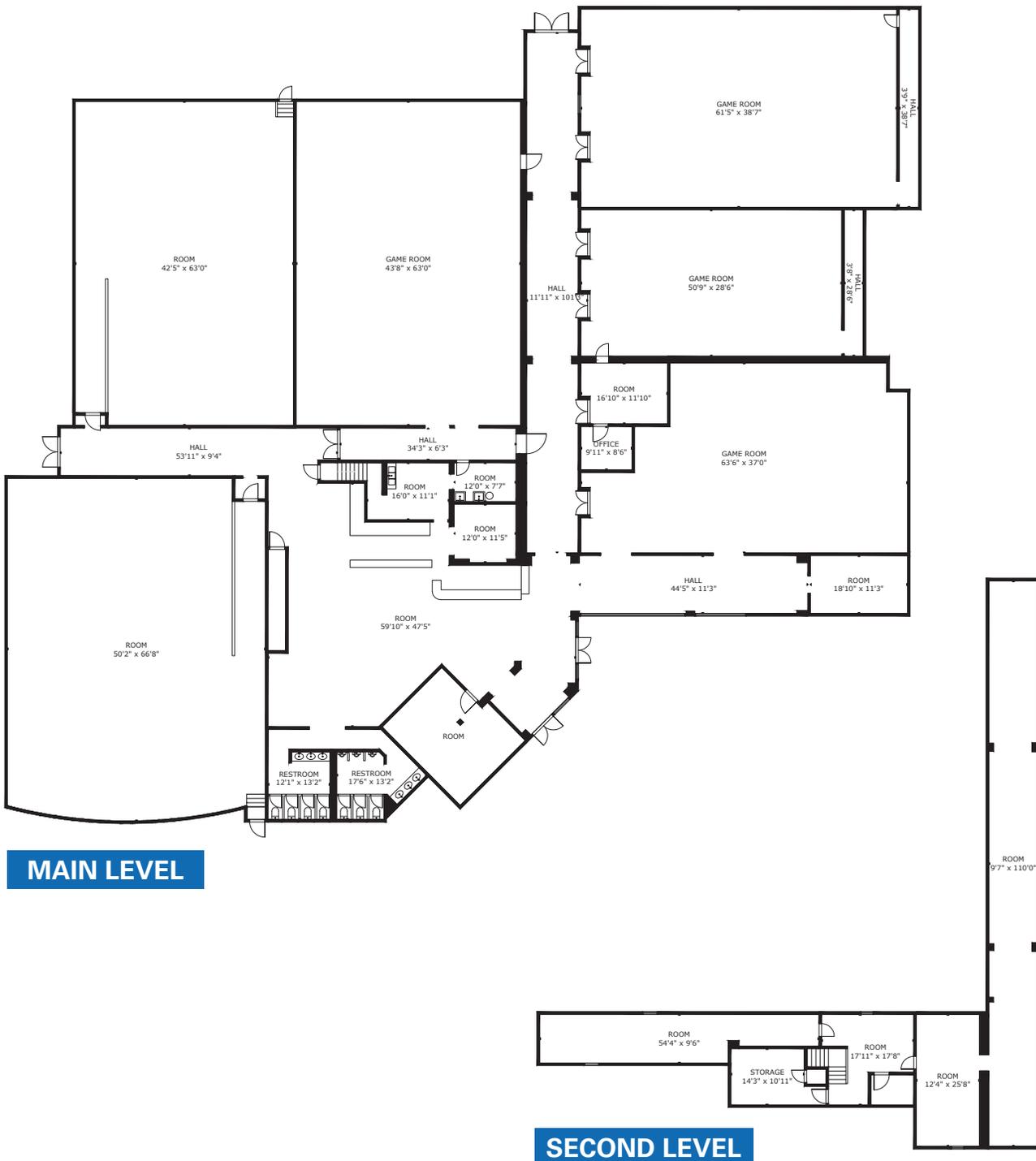
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## SITE PLAN

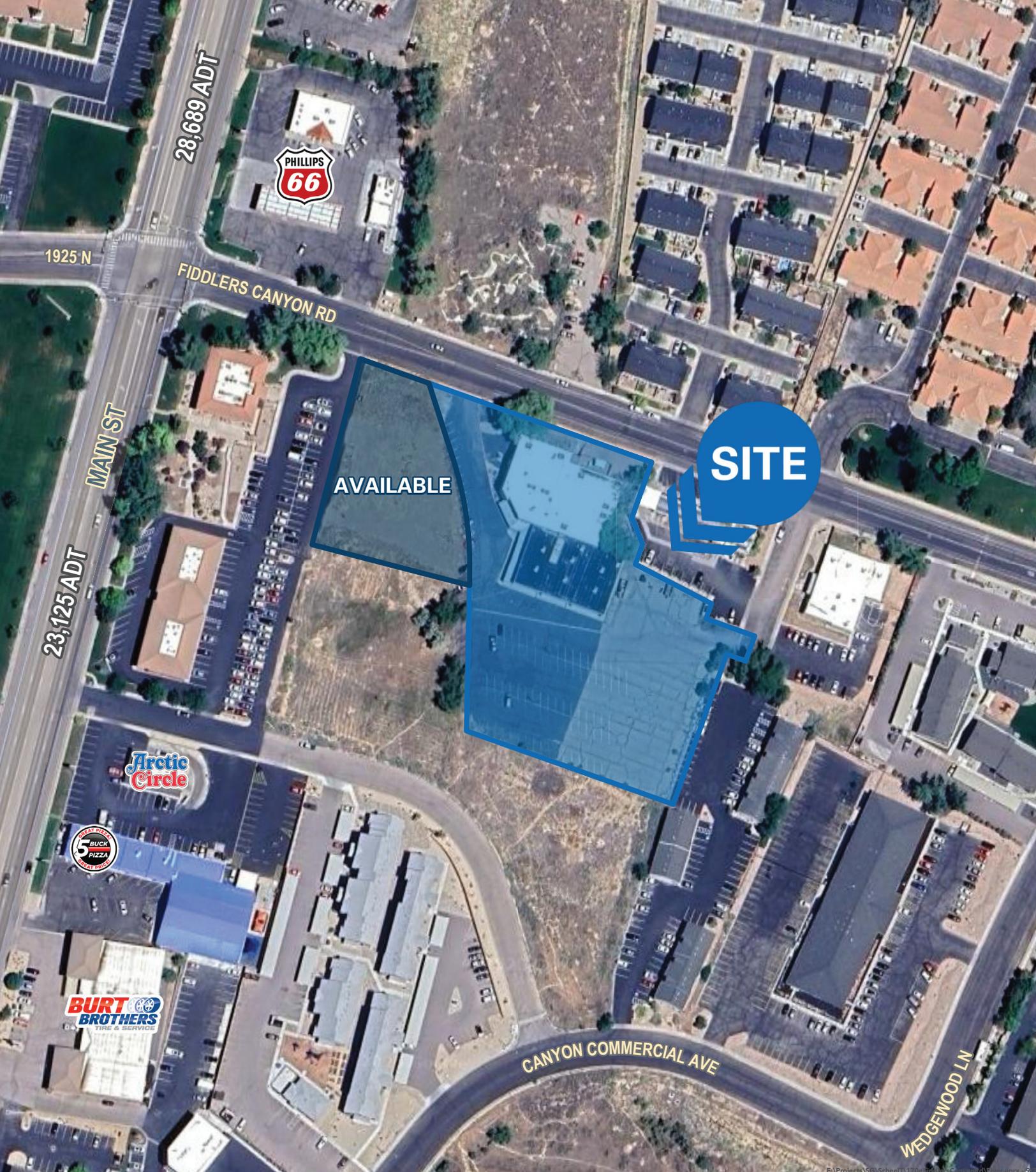


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