



FOR SALE

210 S 100 E
Kanab, UT 84741

- Prime Class A Restaurant Space in 'Little Hollywood' — Kanab
- Constructed in 2018; features the largest outdoor dining room in the area.
- Easy access to Highway 89A; near iconic attractions.

± 2,979 SF | RETAIL/ RESTAURANT

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Dan Bertelson

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Property Specs

LIST PRICE	\$1,500,000
TOTAL AVAILABLE	± 2,979 SF
ACRES	± 0.29 Acres
TYPE	Retail Restaurant
ZONING	COM
TAX ID	K-3-12
YEAR BUILT	2018

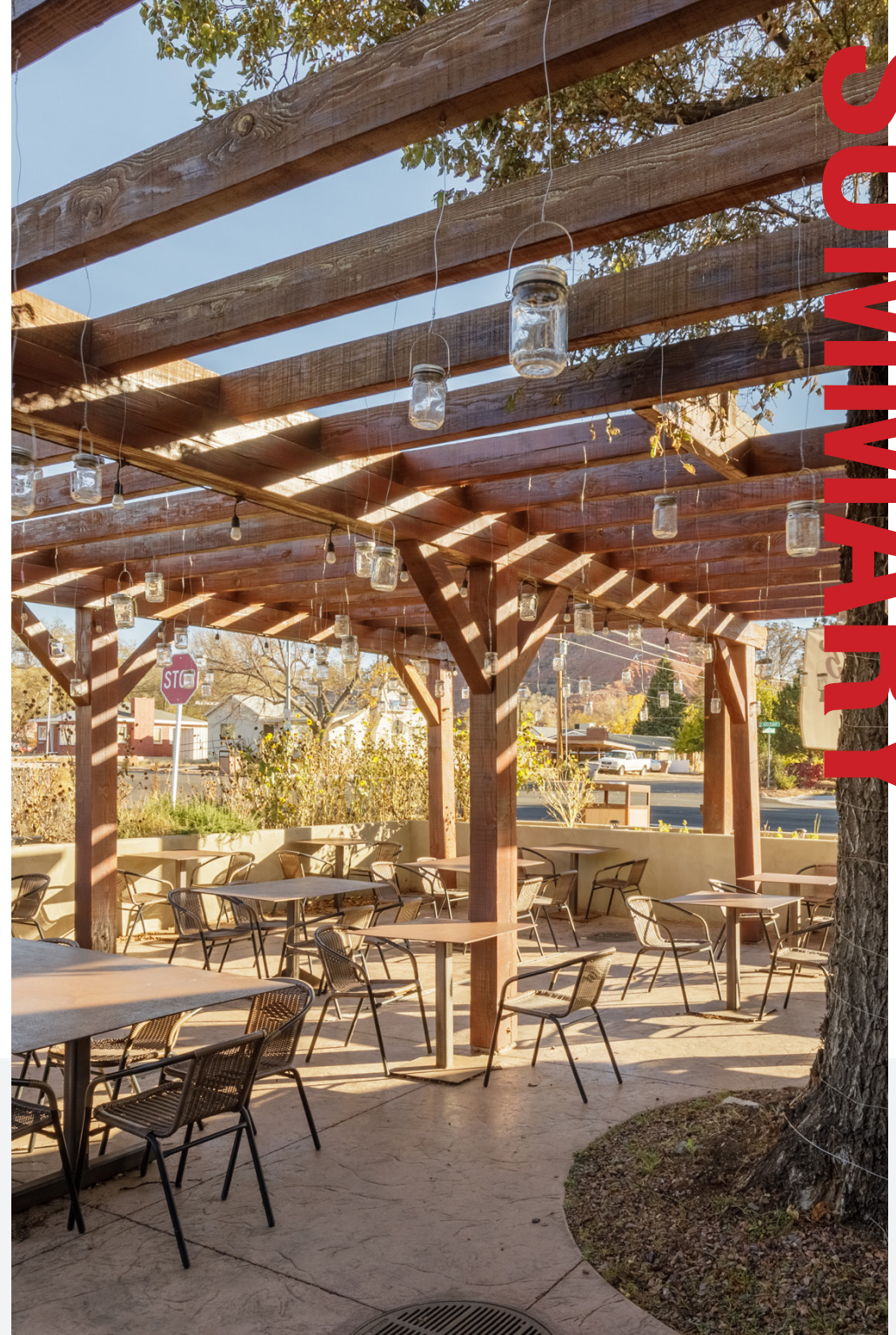
- Vermillion 45 is a Prestigious French-Italian restaurant located on a highly trafficked corner in the heart of downtown Kanab, along the main route of Highway 89A.
- This 2,979 SF property sits on .29 Acres and boasts the largest outdoor dining space in the area. Offers seating for approximately 66 guests indoors and an additional 64 guests on the outdoor patio, ensuring a comfortable dining experience. 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.



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SUMMARY



PHOTOS





PHOTOS



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



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

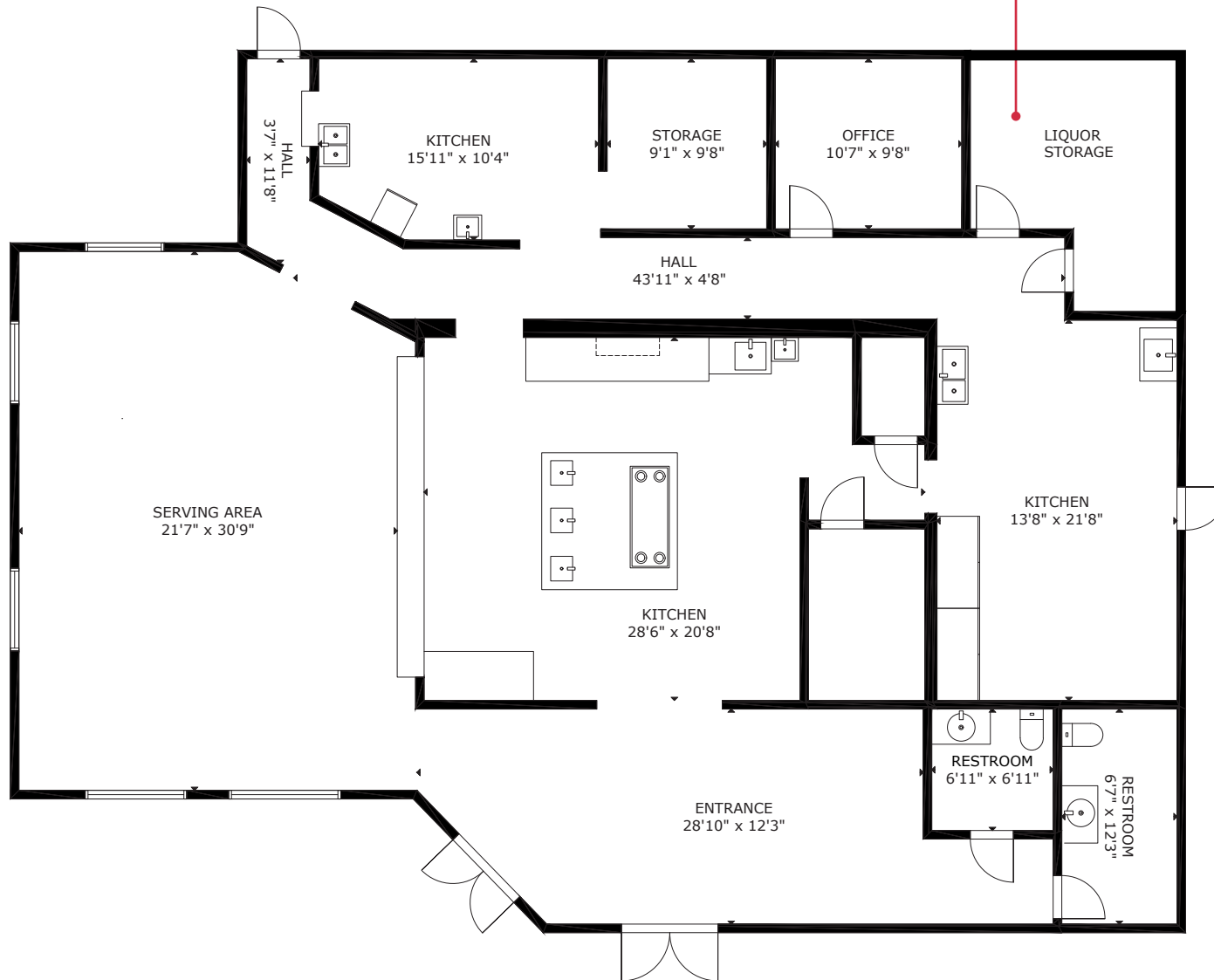
AREA MAP



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FOR A 3D TOUR



FLOOR PLAN

DEMOGRAPHICS



POPULATION

2024 Population

1-mile

3,074

3-mile

5,161

5-mile

5,405

HOUSEHOLDS

2024 Households

1-mile

1,261

3-mile

2,054

5-mile

2,151

INCOME

2024 Average HH Income

1-mile

\$91,574

3-mile

\$86,585

5-mile

\$85,971

Traffic Counts

STREET

100 E/Center St

AADT

12,000

TERMS & CONDITIONS

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