

LIVE & WORK

at the Gateway to Zion



ERA
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ZION CANYON REAL ESTATE

INTRODUCING

694 Zion Park Boulevard
Springdale, Utah 84767

*Listed by:
April Gates
and Marcia Pierce-Rasmussen
with The April Gates Group
at ERA Brokers Consolidated*

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INVESTMENT OVERVIEW

This mixed-use commercial and residential property—currently home to a high-performing retail rock shop—is located on the main drive into Zion National Park. With consistent revenue and a strategic tourist corridor location, it offers an exceptional live-work investment opportunity.

METRIC VALUE

2024 Net Operating Income (NOI):
\$445,932.11

Valuation Based on CAP Rate:
Estimated between 8-10%

Total Building Size:
3,368 sq ft (Retail + Apartment + Storage)

Potential Annual Apartment Rental Income:
Approximately \$30,000 annually

Lot Size:
0.30 acres with on-site parking and prime Zion Park Blvd frontage

PERFORMANCE NOTES

- Over 20 years of continuous operation with strong, reliable revenue history
- Low overhead structure supports strong net returns
- Prime tourist location with consistent foot traffic year-round
- On-site apartment provides flexibility for owner-use or staff housing
- Transition-ready with current manager willing to assist new ownership



Discover a rare chance to build your life and your business at the gateway to Zion National Park. For over 20 years, this profitable and beloved rock shop has welcomed visitors from around the world, offering unbeatable frontage, high visibility, and the freedom to live steps from your work in vibrant Springdale. You'll enjoy 1,719 square feet of commercial space with good, strong financials, plus a spacious 1,646-square-foot apartment featuring 3 bedrooms and 2 baths—perfect for an owner, staff, or rental income. Additional perks include a 60-square-foot storage basement and a 0.30-acre lot with on-site parking.

Millions of visitors pass by this location each year, making it a prime setting to continue the rock shop legacy or introduce your own vision. The current manager is willing to stay, offering continuity.

There is also an opportunity to elevate the business through expanded social media and marketing.

Imagine waking up every day to the red cliffs of Zion glowing outside your window. If you're ready for a new chapter—one fueled by beauty, tourism, and endless potential—this is your moment.

LOT SIZE	0.30 ACRES
ZONING	CENTRAL COMM.
LIST PRICE	\$4,950,000
PARCEL	S-100-B

OWN A PIECE OF ZION'S HISTORY

Opportunities like this don't come along often. Nestled on the main road into Zion National Park, this one-of-a-kind property blends lifestyle and business in the most iconic setting Utah has to offer.

Currently a fully operational retail storefront with a decades-strong presence and unmatched exposure to millions of visitors each year. Whether you want to take over the current operation or launch your own vision, the infrastructure and audience are already here.

Attached is a private apartment that offers flexibility—live on-site, house your team, or generate additional rental income. The setup is ideal for entrepreneurs, creatives, or anyone ready to trade the ordinary for something unforgettable.

**THIS IS MORE THAN A
COMMERCIAL INVESTMENT. IT'S
A FRONT-ROW SEAT TO THE
DAILY MAGIC OF ZION CANYON.**



















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