



FOR SALE

238 W Center St
Kanab, UT 84741

- Located on Highway 89A in Downtown Kanab
- Incredible investor or owner-user opportunity
- Several FF&E items are included

**± 4,526 SF MIXED USED RETAIL
& APARTMENT INVESTMENT**

Property Specs

LIST PRICE	\$1,200,000
TOTAL AVAILABLE	± 4,526 SF
ACRES	± 0.19 Acres
TYPE	Retail Mixed Use
ZONING	COM
TAX ID	K-19-5
YEAR BUILT	1958 Remodeled / 2016 / 2020

- Located on Highway 89A in Downtown Kanab, known as “Little Hollywood”, is an incredible investor or owner-user opportunity.
- This multi-use property features 2 separate retail spaces and a 1BD/1BA apartment.
- This building currently serves as a french bakery & coffee shop with the apartment leased to bakery staff and the middle retail space being used to house bakery seating overflow. The middle shop has been leased to an Art Gallery and other vendors in the past.
- Several FF&E items are included with the property sale that can be utilized for custom bakery and coffee shop services should the new owner choose to continue the existing bakery use.



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SUMMARY



PHOTOS

2 separate retail spaces and a 1BD/1BA apartment.
Several FF&E items are included with the property sale that
can be utilized for custom bakery and coffee shop services.



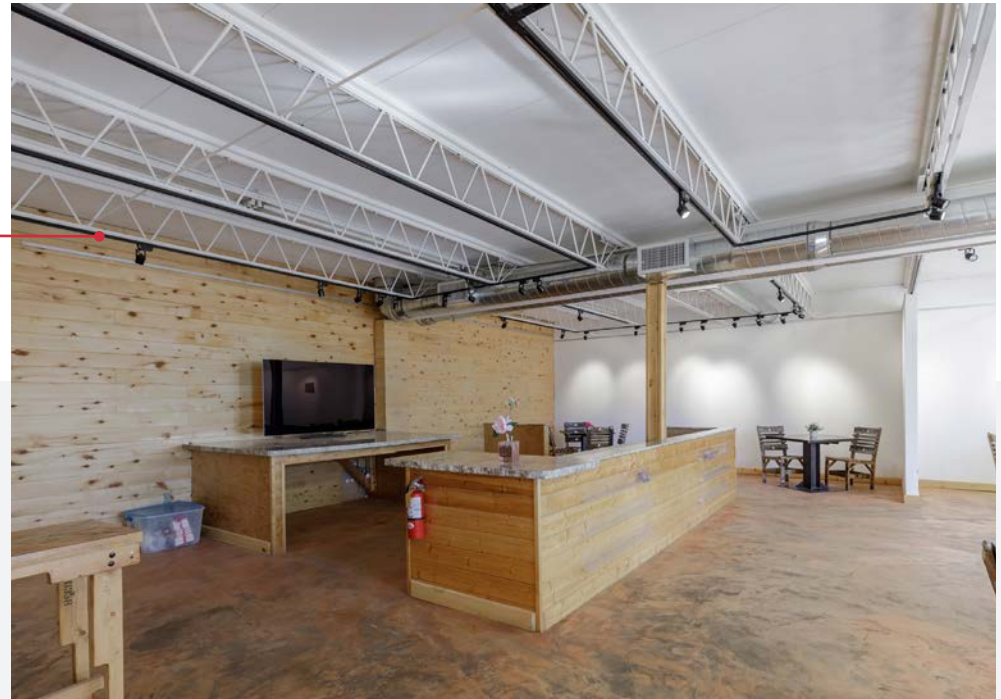


PHOTOS

± 0.19
LOT ACRES SIZE

B
CLASS

± 4,526
TOTAL SF AVAILABLE

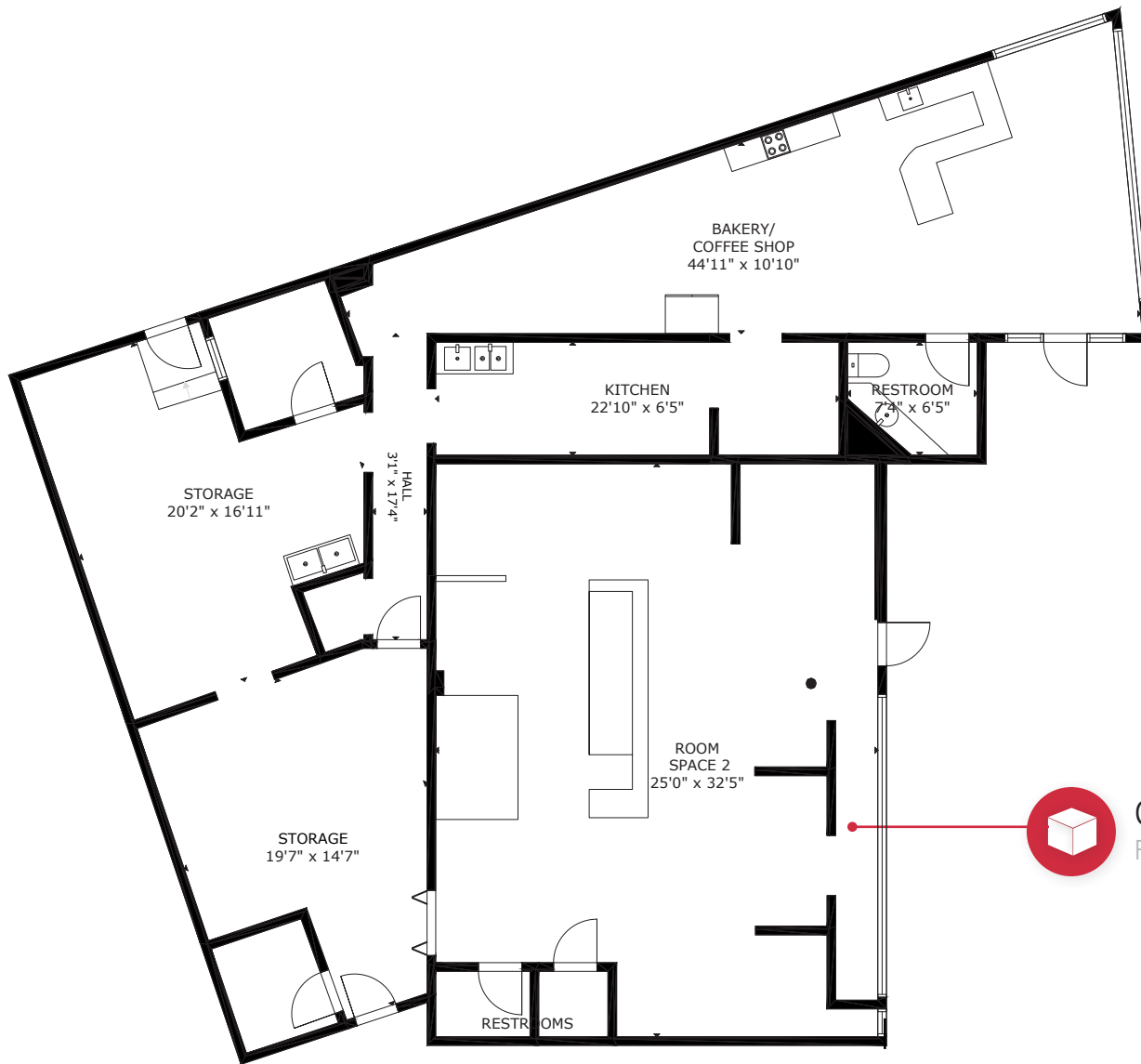


AREA MAP



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

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR

IBD/IBA Apartment

TOTAL SF	LOT SIZE	YEAR BUILT	ADDITIONAL FEATURES
± 4,526 SF	± 0.19 Acres	1958 / 2016 / 2020	2 separate retail spaces and a 1BD/1BA apartment

QTY	ITEMS
2 ea	2 doors reach in fridge true
1	2 doors reach in fridge advance
2 ea	2 doors reach in freezer true
2 ea	2 doors low boy fridge true
2 ea	2 doors and opening top low boy salad prep fridge
1	2 glass doors pastry display fridge case advance
1	1 glass door beverage case
1	2 glass doors deli case
1	wood custom made 4 layers pastry display
1	TMB baking roll in proofer
1	1 glass door reach in proofer
1	LG mixer
1	rondo. Dough sheeter

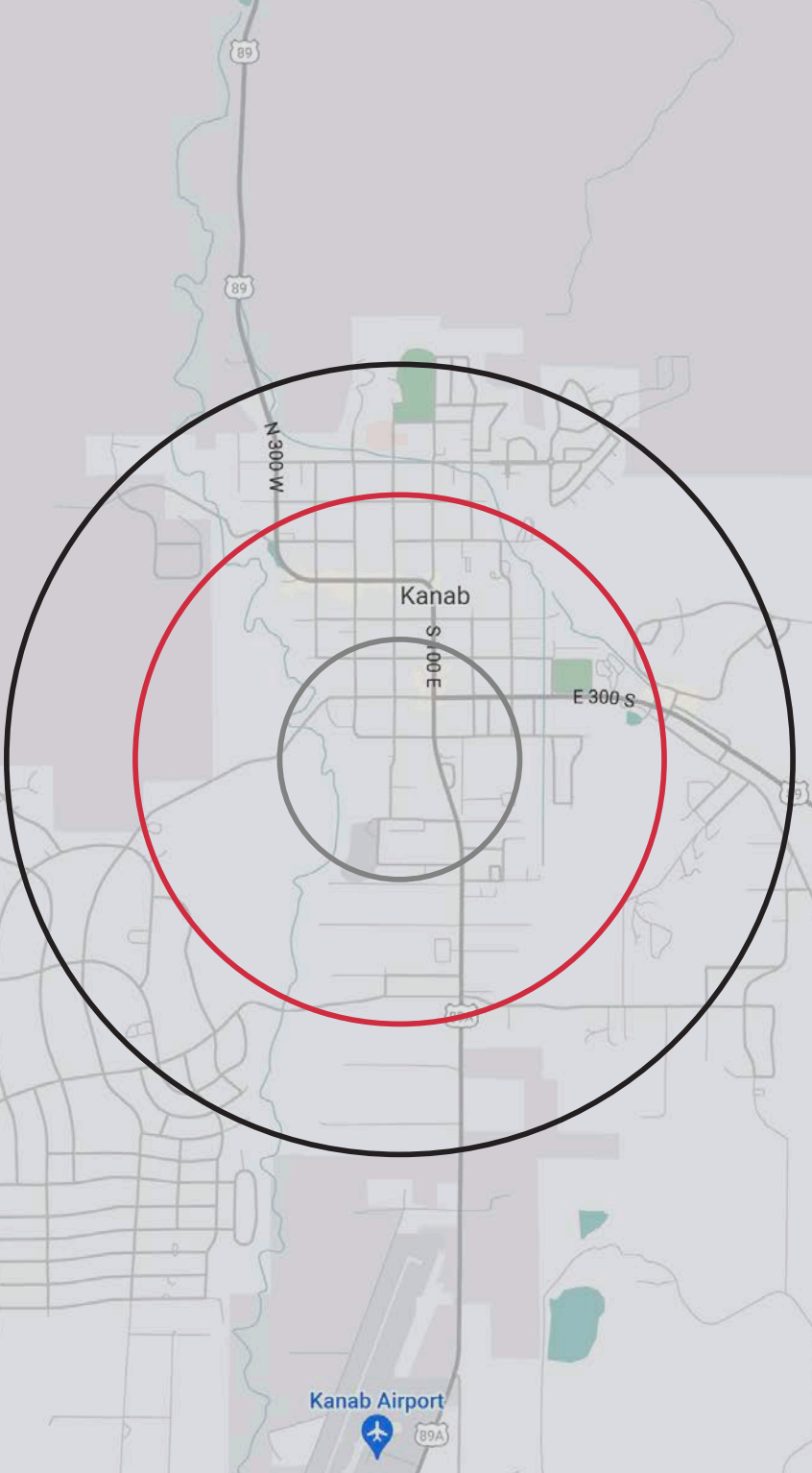
QTY	ITEMS	ADDITIONAL DETAILS
1	Mazzer Couche Rack	
2 ea	Large Wood Prep Table	
6 ea	Large Stainless Steel Prep Tables	
1	Table Top Yamoto Scale	Weigh Up To 60 Kilos On Scale
1	Tmb Baking 4 Deck Bread Baking Oven	Stone Bottom Electric And Gas With A Loading Rack Attached
1	Wood Oven	Stones , Briques And Copper Finished Four Grand Mere (Specialty French Oven Brand)
1	Simonelli 2 Groups Espresso Machine	
1	Mazzer. Coffee Grinder	
1	Bunn Coffee Grinder	
1	Ice Cube Machine Maker	
1	Induction Cooktop	
1	Crepes Maker	
1	2 Sides Panini Maker	

QTY	ITEMS
1	2 Sides Panini Maker
1	Sous Vide Machine
1	Stainless Steel 3 Compartment Sink
2	Stainless Steel Hand Sink
2 ea	Brute Lg Flour Bins On Wheels
3 ea	Flour Bins On Wheels
7 ea	Large Wire Storage Shelving
13 ea	Custom Made Tables/ Wood / Metal/ Concrete
40 ea	Custom Made Reclaimed Barrel Wood Chairs

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

FF&E LIST

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	2,580	5,103	5,403
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,050	2,035	2,150
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$90,185	\$86,728	\$85,969

Traffic Counts

STREET	AADT
Center St/300 W	12,000

Attractions Nearby

Coral Pink Sand Dunes State Park	20 miles
Zion National Park	30 miles
Lake Powell	72 miles
Bryce Canyon National Park	76 miles

TERMS & CONDITIONS

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