



FOR SALE

2723 North Hwy 89
Panguitch, UT 84759

Retail | Vehicle Related

Property Specs

OFFERED PRICE	\$550,000
BUILDING SIZE SF	±1,743 SF
LOT SIZE	±1.95 Acres
YEAR BUILT/REMODELED	1915/2015
TYPE	Retail Vehicle Related
ZONING	Residential With Conditional Use Permit For Business
TAX ID	14-0064-0396

- Discover comfort, space, and versatility with this unique 1.95 acre property located on Highway 89 in beautiful Panguitch Utah. This home and shop set up is perfect for anyone wanting both residential living and room for business, hobby or equipment use.
- 3 bedroom, 2 bathrooms. Living and dining areas, Master suite with walk-in closet, Attached two car garage and hot tub included.
- Large two car garage/shop attached, equipped with 12' & 14' overhead doors. Tire machine and balancer included with asking price, includes a 2004 Chevy C5500 tow truck also. Property is serviced by its own well water



OR TEXT 23480 TO 39200

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SUMMARY



PHOTOS

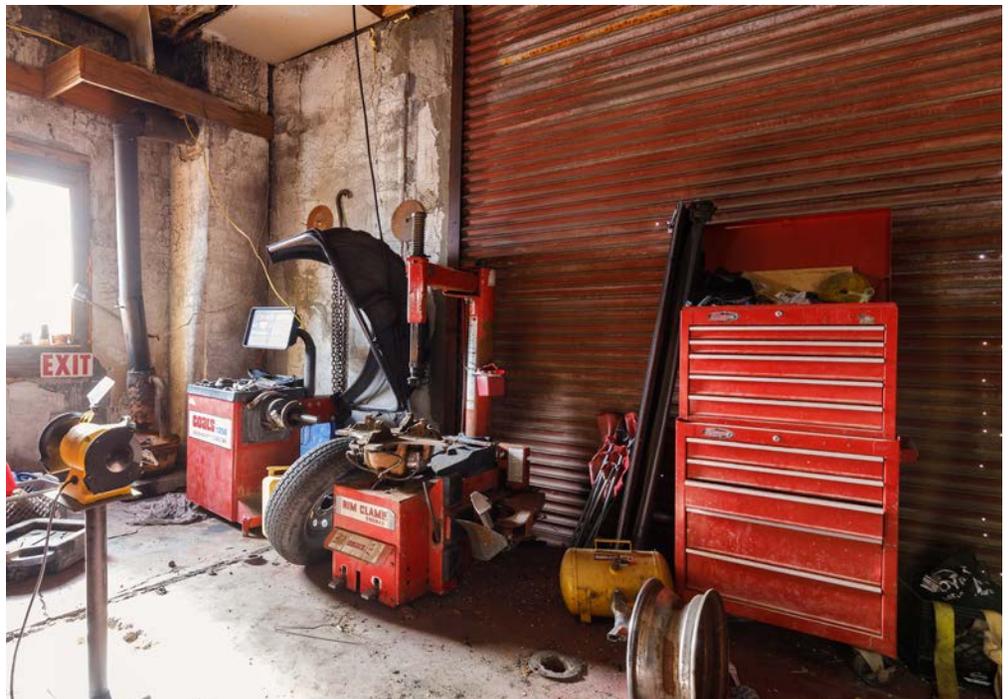




PHOTOS

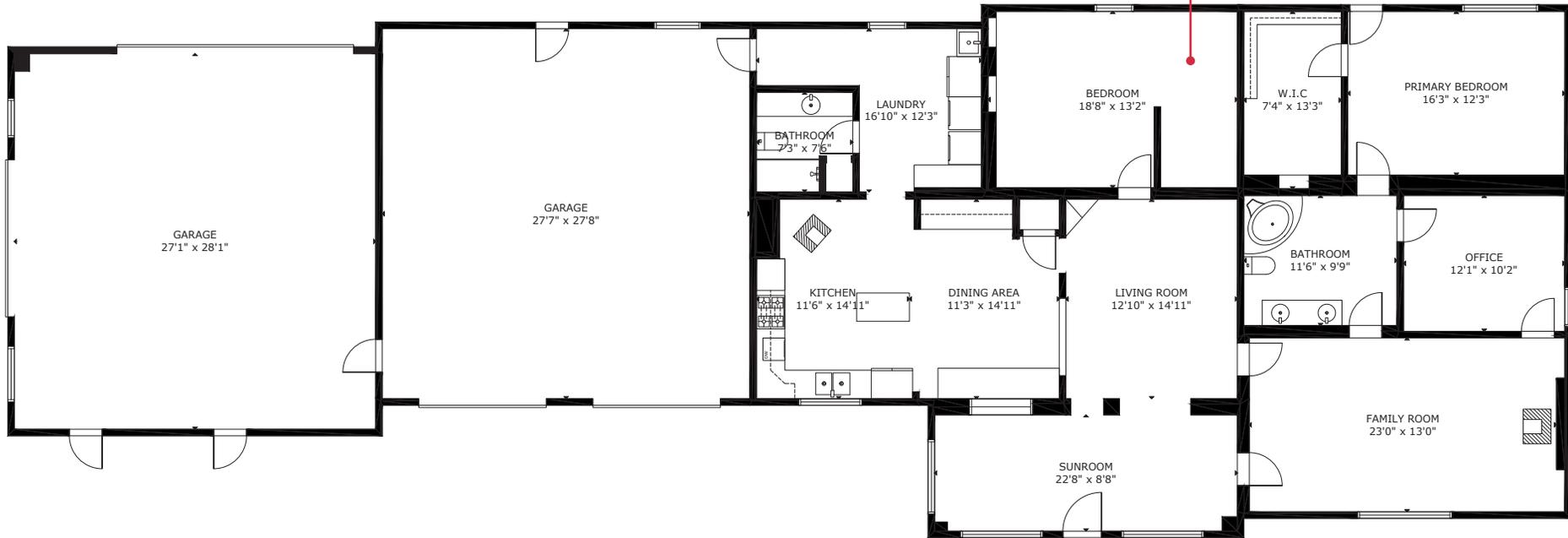


PHOTOS





CLICK HERE
FOR A 3D TOUR



FLOOR PLAN

AREA MAP



Intermountain Health
FAMILY DOLLAR
SUBWAY
ZIONS BANK
ACE Hardware
Chevron

UNIVERSAL STORAGE
UTAH

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



DEMOGRAPHICS

POPULATION

2025 Population

1-mile

26

3-mile

1,341

5-mile

1,879

HOUSEHOLDS

2025 Households

1-mile

11

3-mile

469

5-mile

663

INCOME

2025 Average HH Income

1-mile

\$136,846

3-mile

\$95,020

5-mile

\$89,914

Traffic Counts

STREET

North Main Street

East Center Street

AADT

2,344

4,914

Cities Nearby

Bryce Canyon City, Utah

22 miles

Beaver, Utah

47 miles

Cedar City, Utah

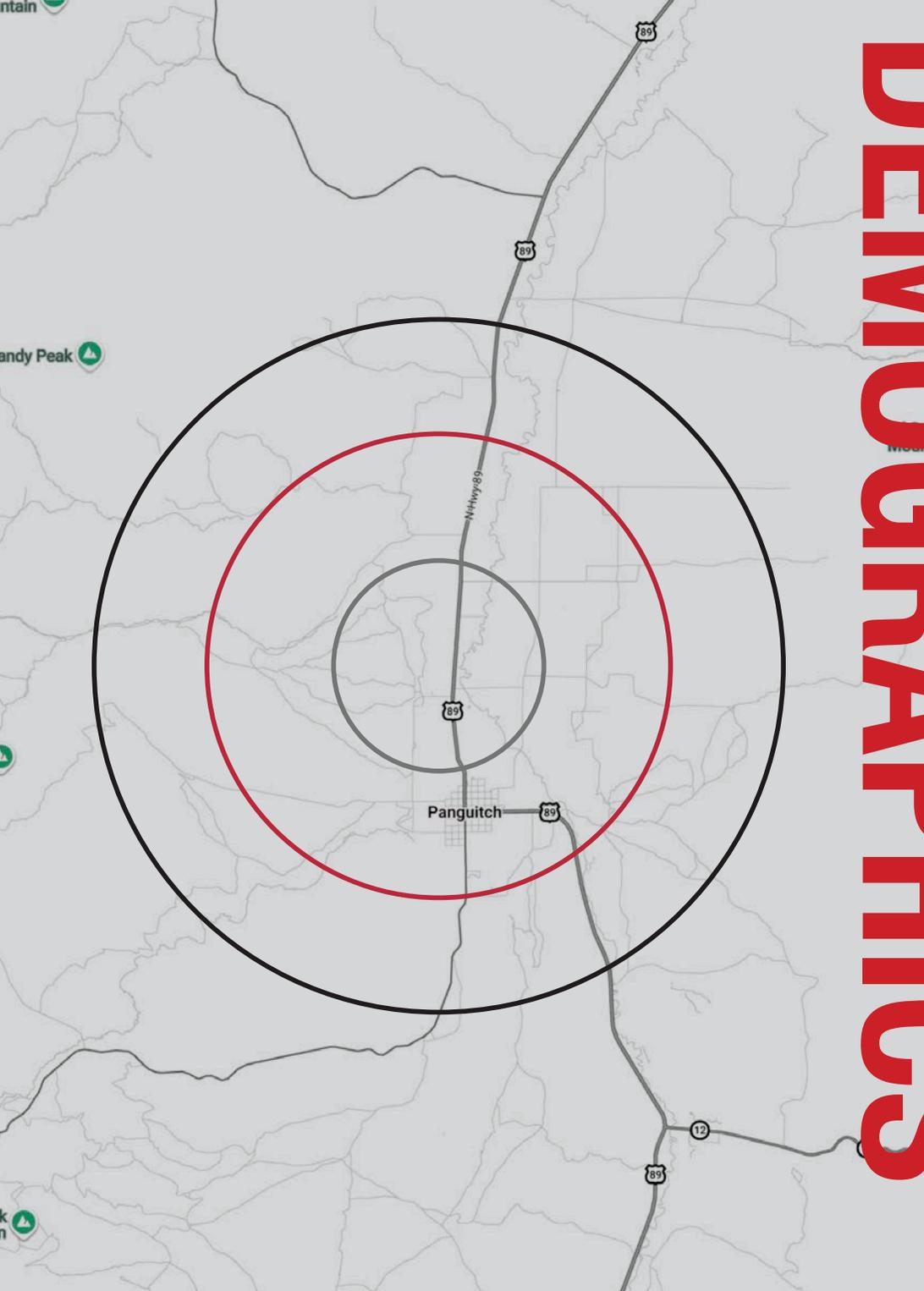
68 miles

Filmore, Utah

101 miles

St George, Utah

118 miles



TERMS & CONDITIONS

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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