

# CAR WASH, LAUNDROMAT & RETAIL

434 S Main St, Cedar City, UT 84720



## EXECUTIVE SUMMARY



### LEASE RATE

**\$1.25 SF/YR**

### OFFERING SUMMARY

Available SF:	3,200 - 4,636 SF
Lease Rate:	\$1.25 SF/yr (NNN)
Building Size:	14,649 SF
Zoning:	Central Commercial

### LOCATION OVERVIEW

Located in the heart of Cedar City, Utah right on Main Street. The downtown district offers an array of charming shops, delectable dining options, and cultural attractions. The renowned Southern Utah University is also within close proximity, providing access to a talented and educated workforce.

For More Information:

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andrew@linxcre.com

### PROPERTY OVERVIEW

This prime location offers the perfect blend of visibility, business convenience and a rich, dynamic lifestyle for any tenant. Consisting of 4 buildings, this property hosts an 2 bay automatic car wash, 5 bay self serve car wash, a laundromat, drycleaner and vacant 3,200sf retail on Main Street. The Central Commercial zoning offer an array of commercial uses.

### PROPERTY HIGHLIGHTS

- Two buildings comprising approximately 3,200sf and 4,636sf
- Rear retail building comprises a functioning laundromat and smoothie shop
- Dry cleaning business may be available for purchase
- Grease trap on site
- Zoned Central Commercial
- Prime location on busy Main Street
- Prominent facade for maximum storefront exposure
- Versatile layout to accommodate various concepts & uses



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## ADDITIONAL PHOTOS



Automatic Carwash



Self Serve Car Wash

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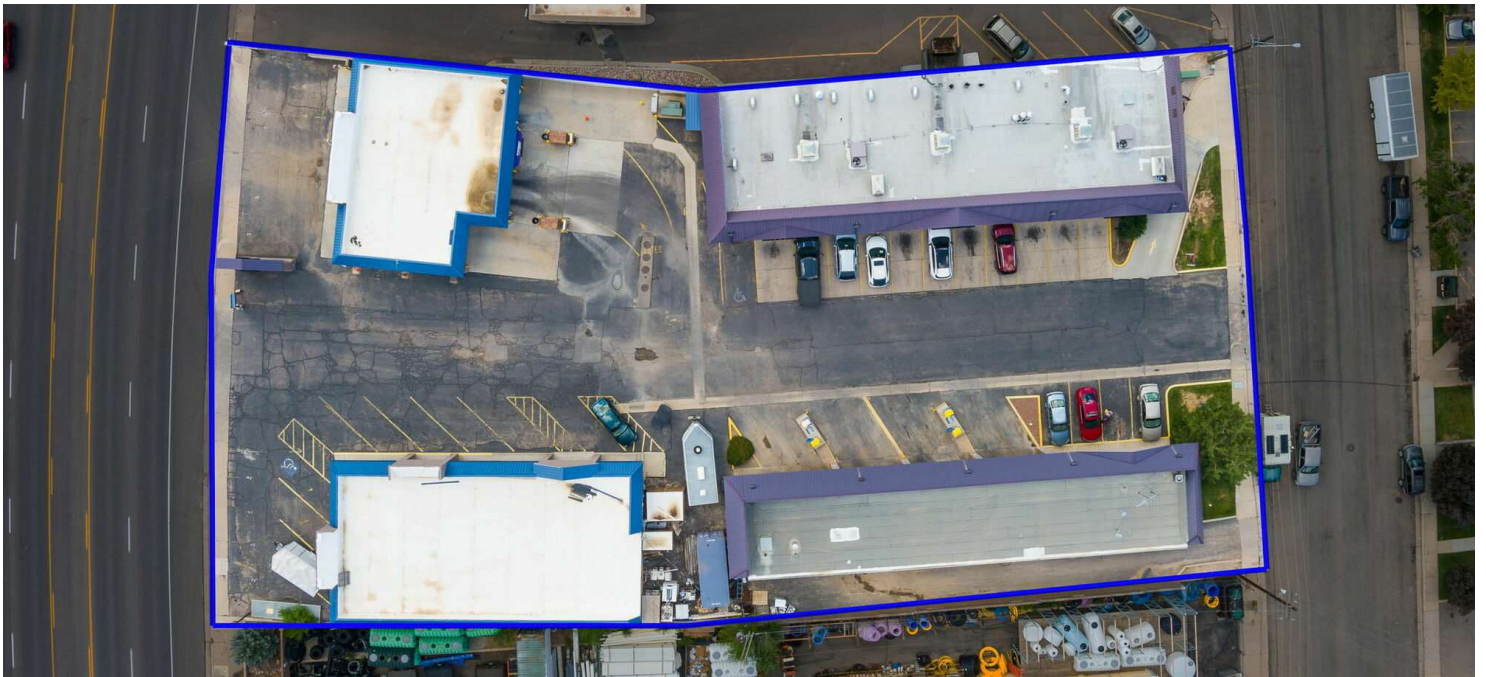
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## ADDITIONAL PHOTOS



Front Retail Building



Property Overhead

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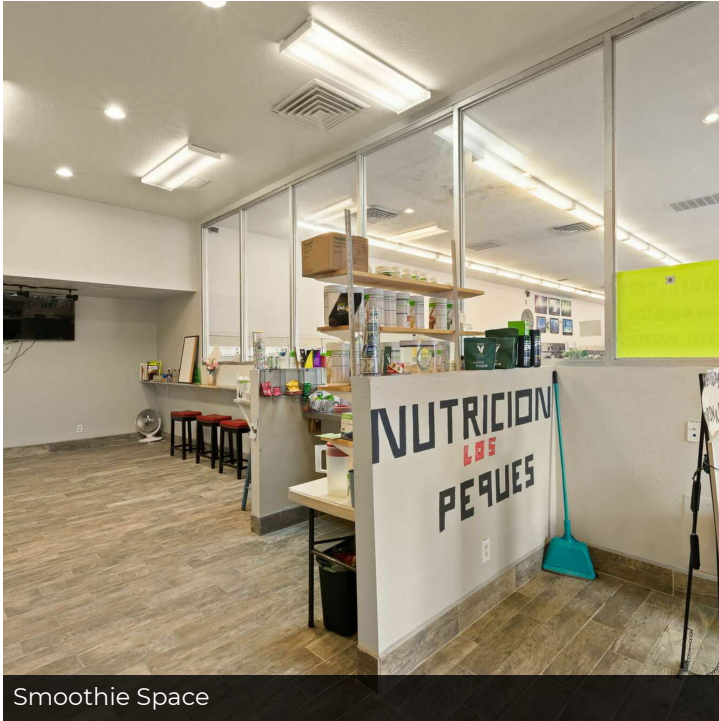


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## ADDITIONAL PHOTOS



Smoothie Space



Smoothie Space



Laundromat

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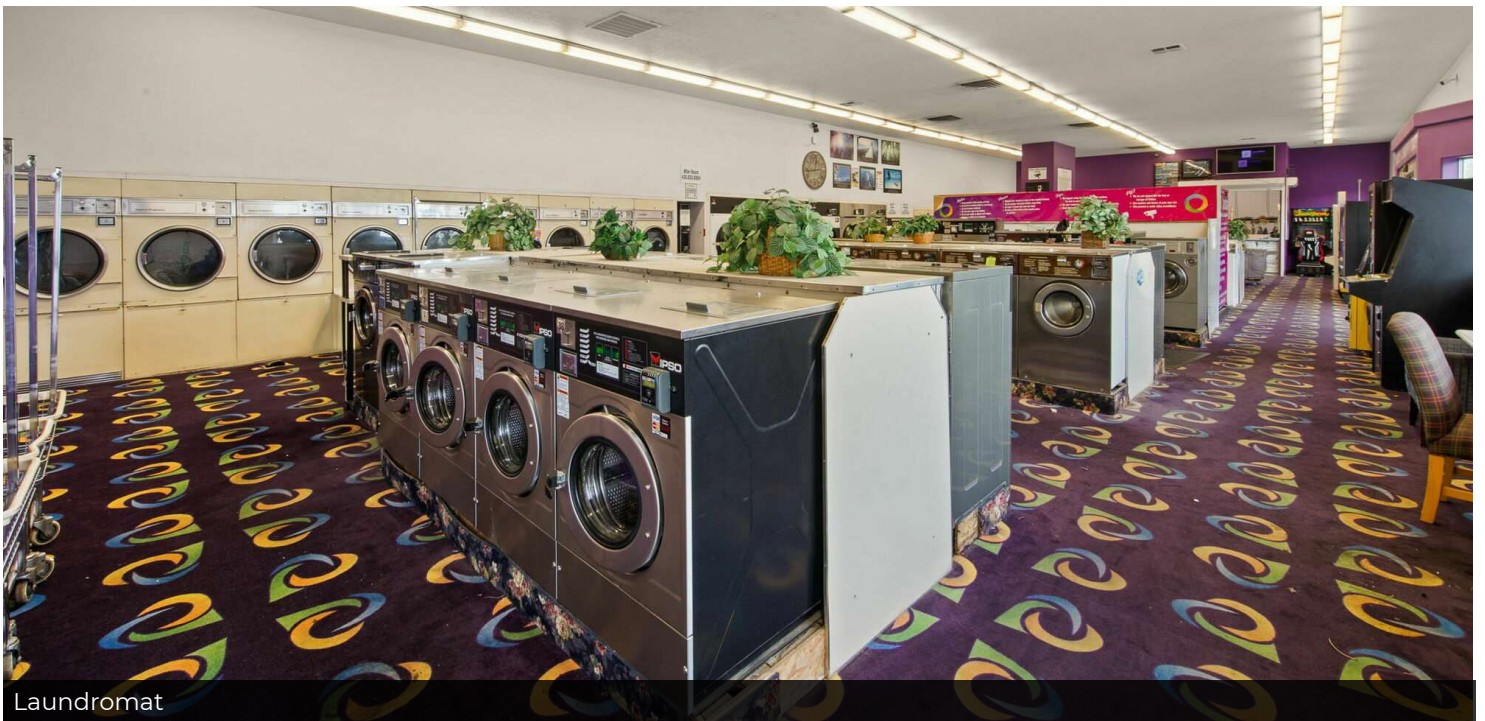
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## ADDITIONAL PHOTOS



Laundromat



Laundromat

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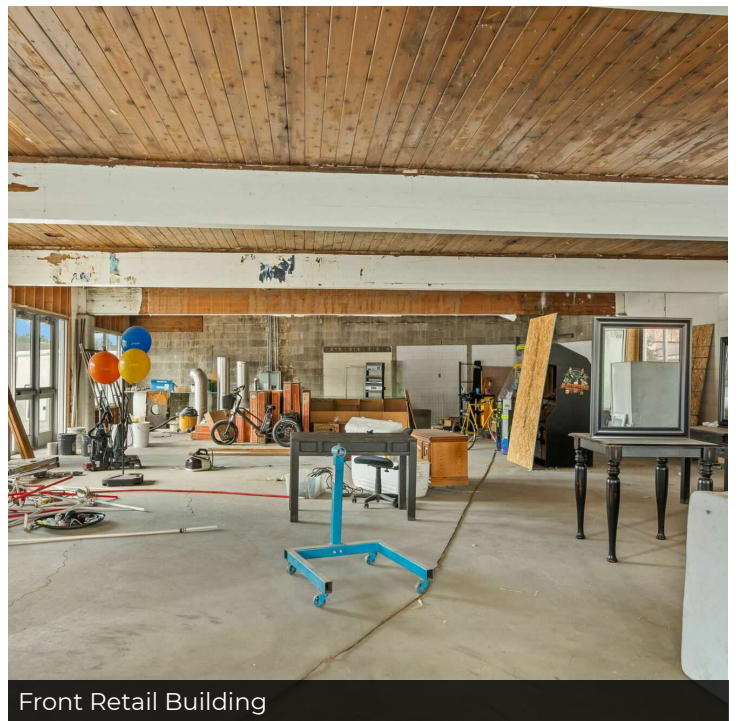
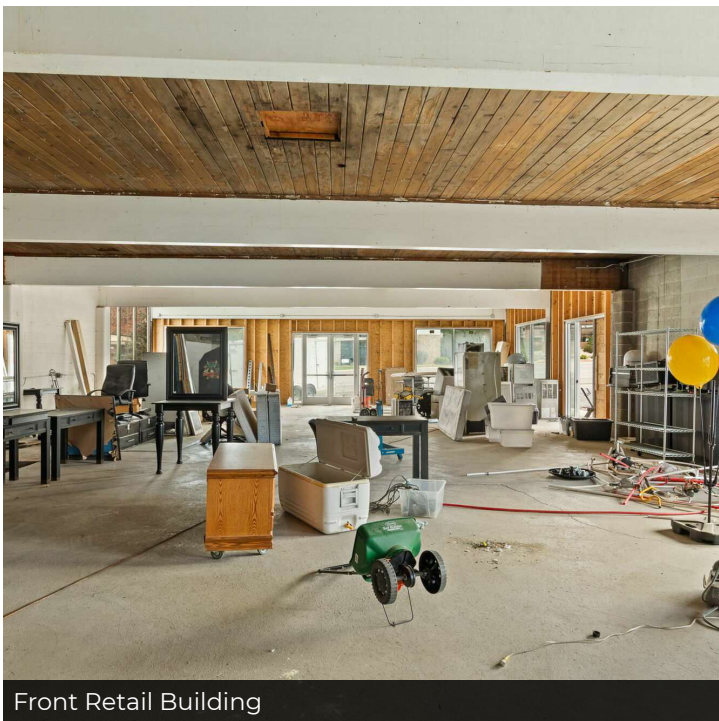


## ADDITIONAL PHOTOS



Dry Cleaning

Dry Cleaning Basement



Front Retail Building

Front Retail Building

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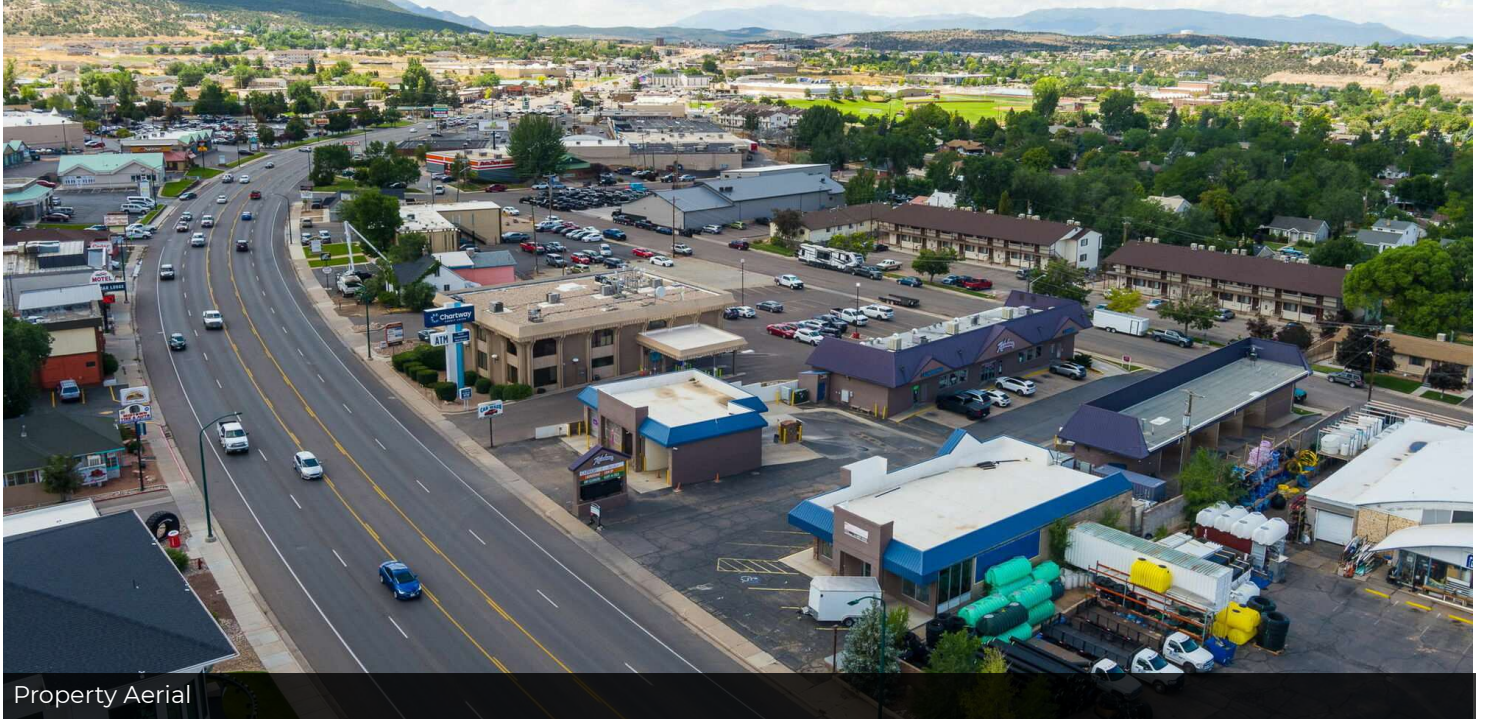


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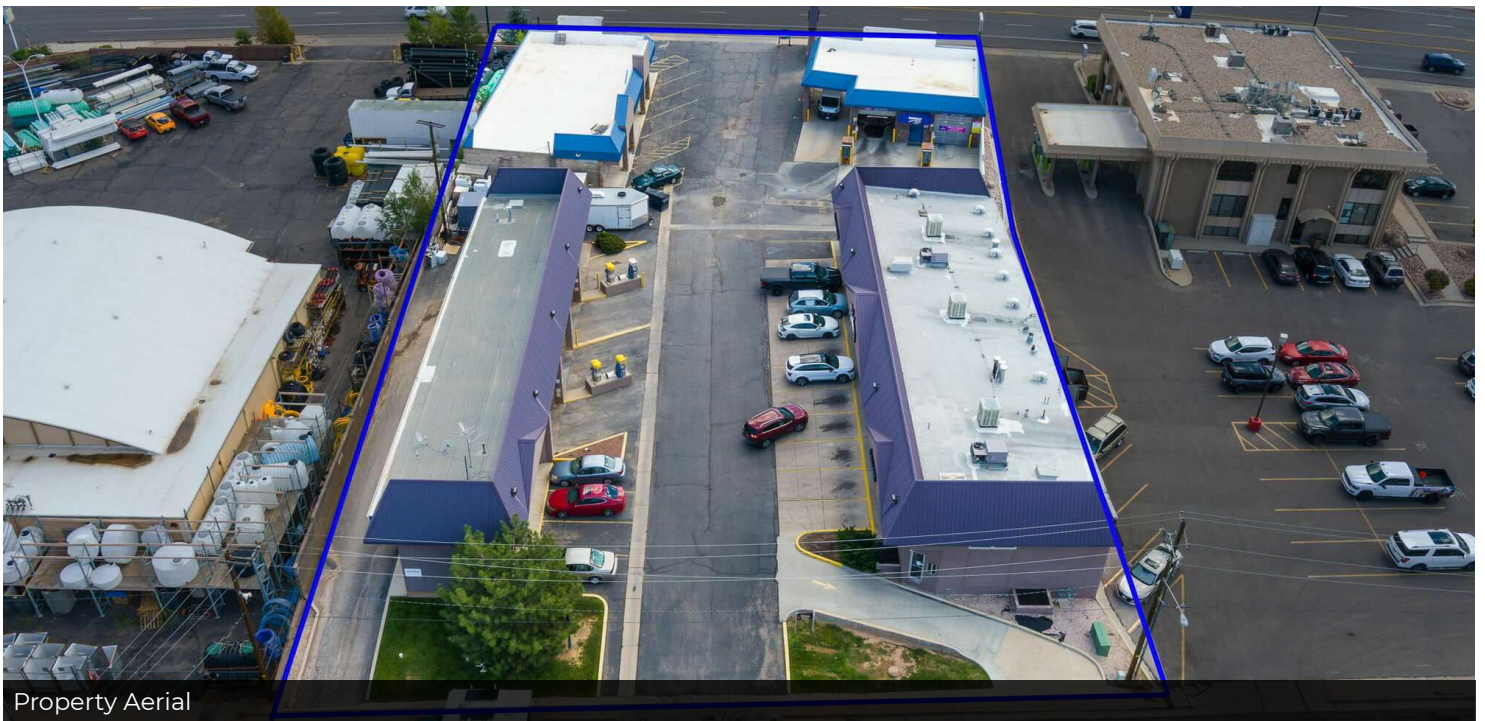
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## ADDITIONAL PHOTOS



Property Aerial



Property Aerial

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## AERIAL MAP



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