



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

Property Specs

LIST PRICE	\$1,250,000
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

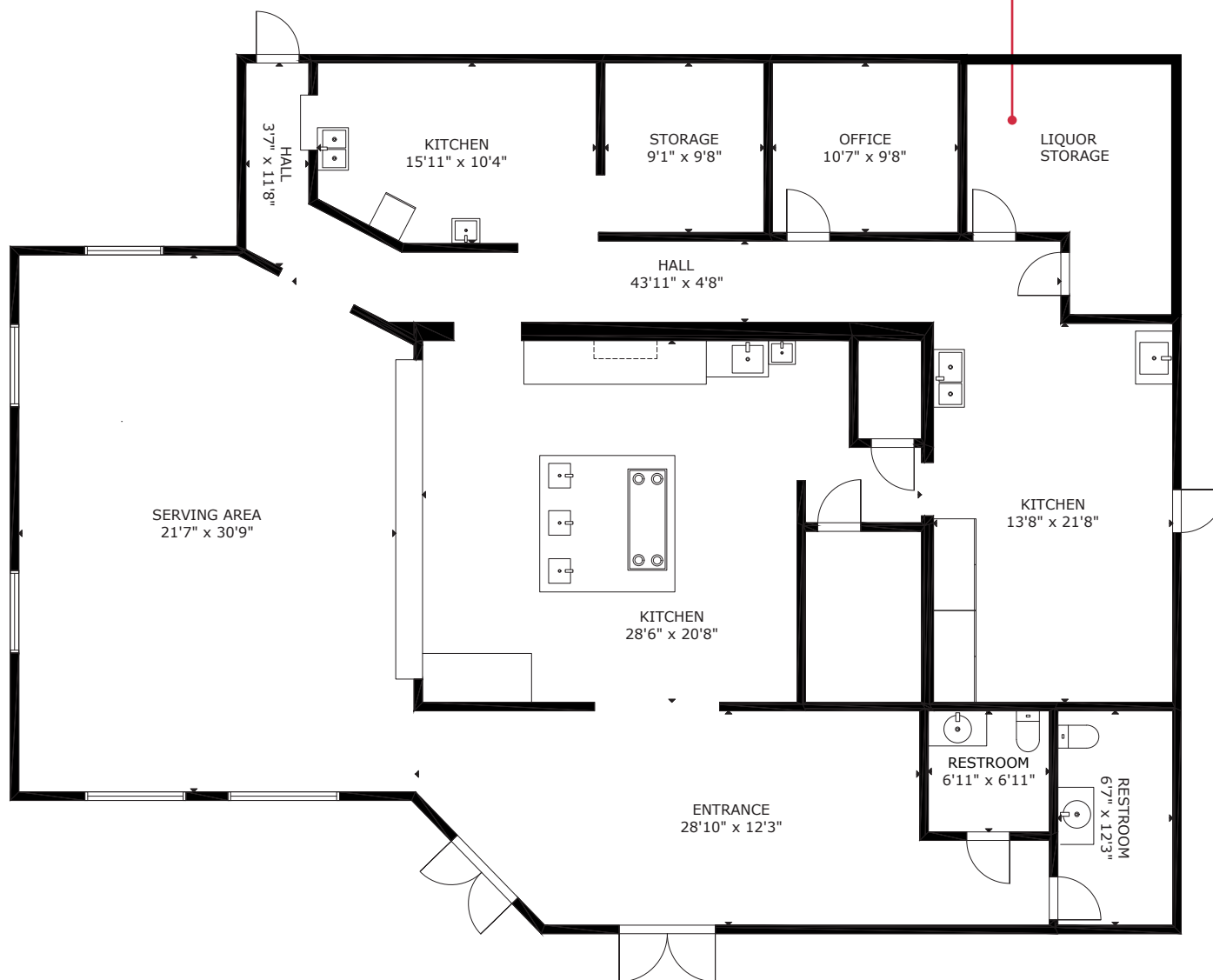


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FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



POPULATION OVERVIEW

- Kane County Population (2023 est.): **8,425**
- Fredonia, Arizona Population (2022): **1,314**
- Part-time Residence: Unknown
- TOTAL Known Population: **9,739**

TOURISM IN KANE COUNTY

While there is no official, singular count of all tourism in the county, estimates for the entire region (including Zion, Bryce Canyon, Grand Staircase-Escalante, and Coral Pink Sand Dunes) suggest over 7 million tourists annually come through the area. This includes visitors staying in local accommodations and spending on activities such as hiking, photography, guided tours, and local attractions.

ECONOMIC IMPACT

According to the Utah Office of Tourism, tourism has a significant economic impact on Kane County. In 2021, tourism in the county generated an estimated \$200 million in direct economic activity, including lodging, dining, and recreational spending.

KANAB, UTAH: GROWTH AND DEVELOPMENT

- Total Population (2024): **5,419**
(15.22% increase from 2020 Census: 4,703 residents)
- Growth Rate: **3.42%** annually
- Residency Status: Data on full-time vs. seasonal residents is unavailable

HOUSING MARKET & DEVELOPMENT

- Home Sales (2023): 105 homes sold
- Median Sales Price (2023): \$380,000
- Recent Trends (March 2024): Average sale price increased to \$440,000
- Average Days on Market: 98 days

HOUSEHOLD INCOME

- Median Household Income: **\$70,737**
- Average Household Income: **\$80,040**

Sources & References

Data sourced from:

- <https://datausa.io/profile/geo/kanab-ut>
- <https://www.census.gov/quickfacts/fact/table/kanecountyutah/AFN120217>
- <https://kanab.utah.gov/2185/About-Kanab>

ACCOMMODATION OVERVIEW

- Hotels and Motels: Kanab offers approximately 269 hotels and motels to accommodate visitors.
- Vacation Rentals: The city has a significant number of vacation rentals listed on platforms like Airbnb, catering to diverse travel preferences.

TOURISM IMPACT

- Visitor Numbers: In 2021, Kane County, which includes Kanab, welcomed approximately 11.8 million visitors.
- Economic Contribution: The large influx of tourists significantly boosts the local economy, supporting businesses and accommodations.
- Proximity to Attractions: Kanab serves as a key gateway to Zion, Bryce Canyon, and the Grand Canyon National Parks, making it a prime location for travelers.

KEY TAKEAWAYS

- Kanab has a well-developed hospitality sector with a range of hotels and vacation rentals.
- The city's strong tourism industry is supported by its proximity to major national parks.
- With nearly 12 million annual visitors to the county, Kanab remains a thriving destination for travelers.

Sources & References

- <https://www.hotelscombined.com/Place/Kanab-vacation-rentals>
- <https://www.airbnb.com/kanab-ut/stays>
- <https://www.blm.gov/sites/blm.gov/files/docs/2021-03/BLM%20Utah%20Estimated%20Visitation%20by%20Field%20Office.pdf>

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	30 Min
Zion National Park	1 Hr
Lake Powell	1 Hr
Bryce Canyon National Park	1.5 Hr
Lake Powell	1 Hr
Grand Staircase / Escalante	1 Hr
Kodachrome Basin	2 Hrs
Navajo Lake	1.5 Hr
Old Paria	45 Min

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