

CEDAR FUN CENTER



FOR SALE



PROPERTY DETAILS

170 EAST FIDDLERS CANYON ROAD
CEDAR CITY, UT 84721

- 23,209 SF
- 2.56 Acres
- Sale Price: \$2,320,000
- 3-Phase Power (1,200 Amps)
- Full HVAC
- Ample Parking
- Potential Fenced Yard
- Great Location
- Easy Access
- Owner/User Opportunity
- Adjoining 0.81 Acre Vacant Parcel for Sale
- Do Not Disturb Tenants

2025 DEMOS



EST. POPULATION

CEDAR CITY » 40,315
IRON COUNTY » 66,145



EST. HOUSEHOLDS

CEDAR CITY » 14,057
IRON COUNTY » 22,766



EST. AVERAGE HH INCOME

CEDAR CITY » \$94,656
IRON COUNTY » \$94,847



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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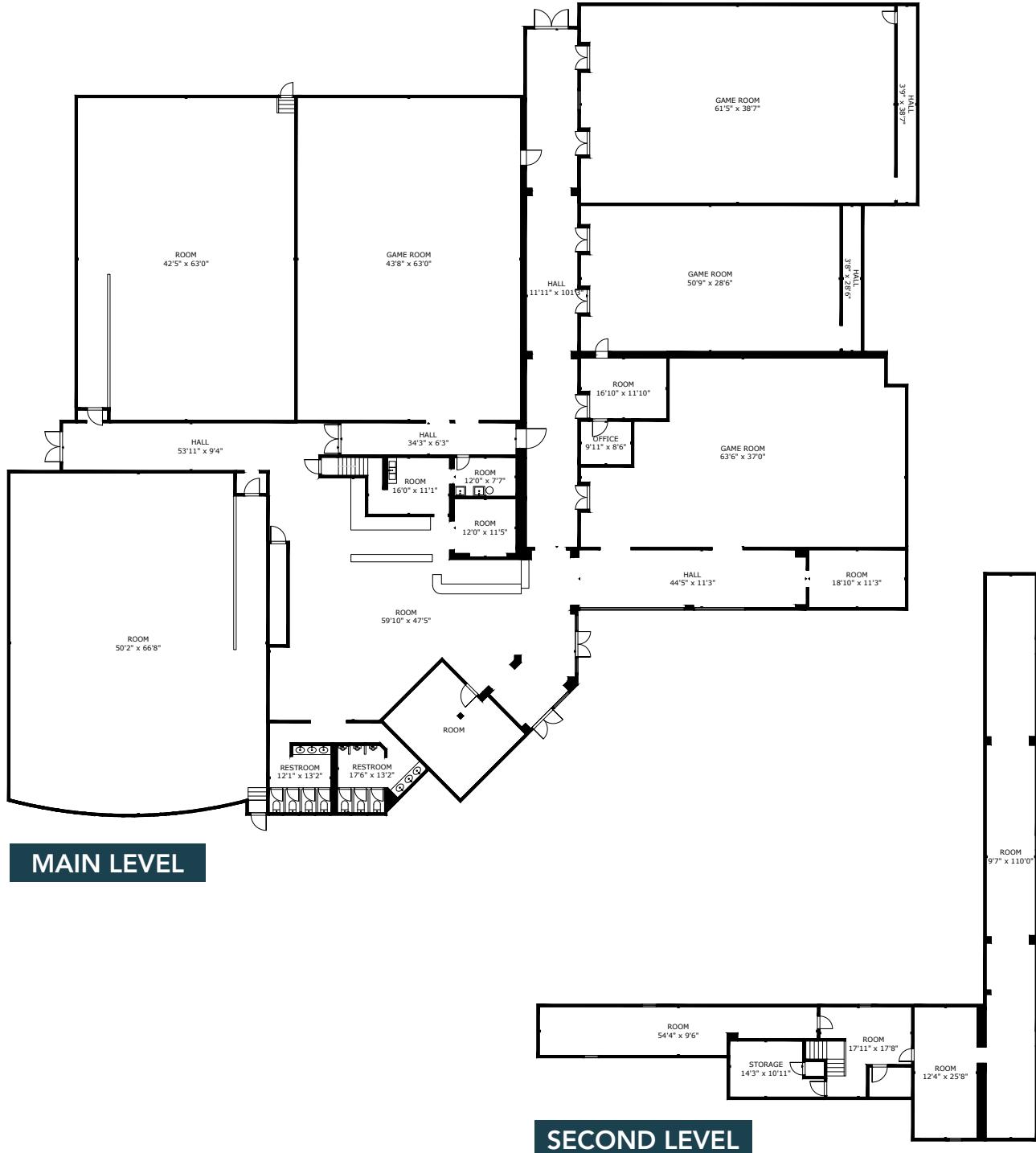
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SITE PLAN



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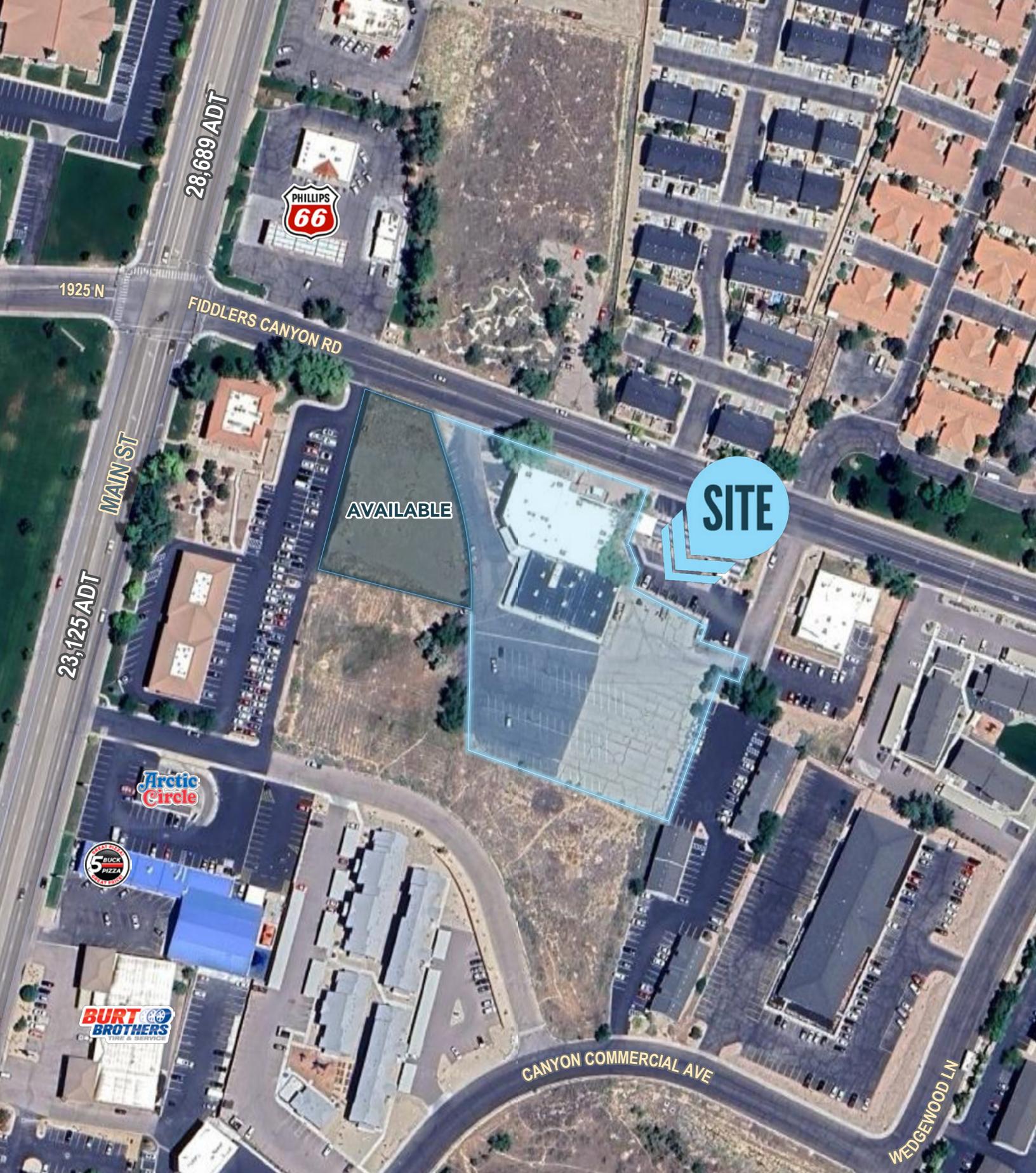
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