

MLS# 2052152 Presented By Thayne Bailey 801-319-2975

Status: ACTIVE  
 Sale Price: \$1,310,000  
 DOM: 7  
 Tax ID: B-1335-0007-00002  
 Address: 432 N 100 W  
 NS/EW: 432 N / 100 W Est. Taxes: \$5,358  
 City: Cedar City, UT 84721  
 County: Iron  
 Proj/Subdiv:  
 Zoning Code:



Year Built: 2005	CAM Fees:	Const. Status: Blt./Standing	
Traffic Count:	Business For Sale?: No		Sublease From:
Building Class:	Bus. Name: Toadz	Acres: 0.35	Sublease To:

**Retail**

Tot Building Sq Ft: 11,037	Min Sq Ft Avail: 0	Max Sq Ft Avail: 0
# of Suites Avail: 0		
Retail Inclusions: Restaurant		

**Accessibility:** Disabled Restroom; Ramp; Wheelchair Access  
**Air Conditioning:** Central Air; Electric  
**Const./Cond.:** Rock; Vinyl Siding  
**Culinary Water:** Culinary Available; Connected  
**Cust. Visibility:** Road Traffic; Walk-In Traffic  
**Equipment:** Exhaust System; Underground Storage; Walk-In Refrigerator  
**Ext. Special** Paved Parking  
**Features:**  
**Floor Coverings:** Carpet; Tile; Vinyl (LVP)  
**Heating:** Forced Air; Gas: Natural  
**Inclusions:** Real Estate  
**Exclusions:** Equipment/Machinery; Furniture; Good Will; Inventory; Supplies; Trade Name  
**Int. Special** Basement; Cold Storage; Dishwasher; Floor Drains; Kitchen; Restroom: Public; Sprinkler System Fire  
**Features:**  
**Land Condition:** Curb & Gutter; Fenced: Part; Landscaping: Full; Paved; Terrain: Flat  
**Offering Type:** Sale  
**Roads/Trans.:** Asphalt; Curb& Gutter; More Than 1 Access; Road: Paved; Sidewalk  
**Roof:** Metal  
**Sewer:** Connected; Public  
**Site Description:** Tenant Occupied  
**Terms:** Cash; Commercial Fin. Req.  
**Utilities:** 120/240 V 1 Phase; Gas: Natural  
**Zoning:** Commercial; Industrial  
**Has Solar?:** No

**Listing**  
 Courtesy of: Essential Real Estate LLC

**Remarks:** What an awesome investment opportunity! Well established bar/restaurant with a liquor license. Lease goes through March 31, 2027, with two five year options with ten percent increases every five years. The tenant recently invested \$200,000+ in property upgrades. The year built is an effective year, actual year built is unknown to seller. Cedar City is continues to grow quickly. It currently has a population of 41,400 and is projected to reach 56,400 in the next decade. Growth rate has been 3.73% per annum since the last census. It is the home to Southern Utah State University and the world renowned Shakespearean Festival