

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