



84 W 1470 S #2, 3, & 4
St. George, UT 84770

±8,750 SF | OFFICE

Property Specs

SALE PRICE	\$2,800,000.00
TOTAL AVAILABLE	±8,750 SF
TOTAL MEZZANINE	±1,200 SF
LOT SIZE	± 0.30 Acres
YEAR BUILT	2022
TYPE	Office Suburban
TAX ID	SG-KSC-4, 3, 2

- Three retail condos available for purchase
- 3 phase 250 amp panel in each unit
- Load bearing mezzanine
- Concrete tilt-up construction
- 22 + ft clear height
- I-15 visibility, near freeway interchange
- Lots of natural light, could be built out for second story office, could be used for retail, showroom, events center, climatized storage, and more.



OR TEXT 23533 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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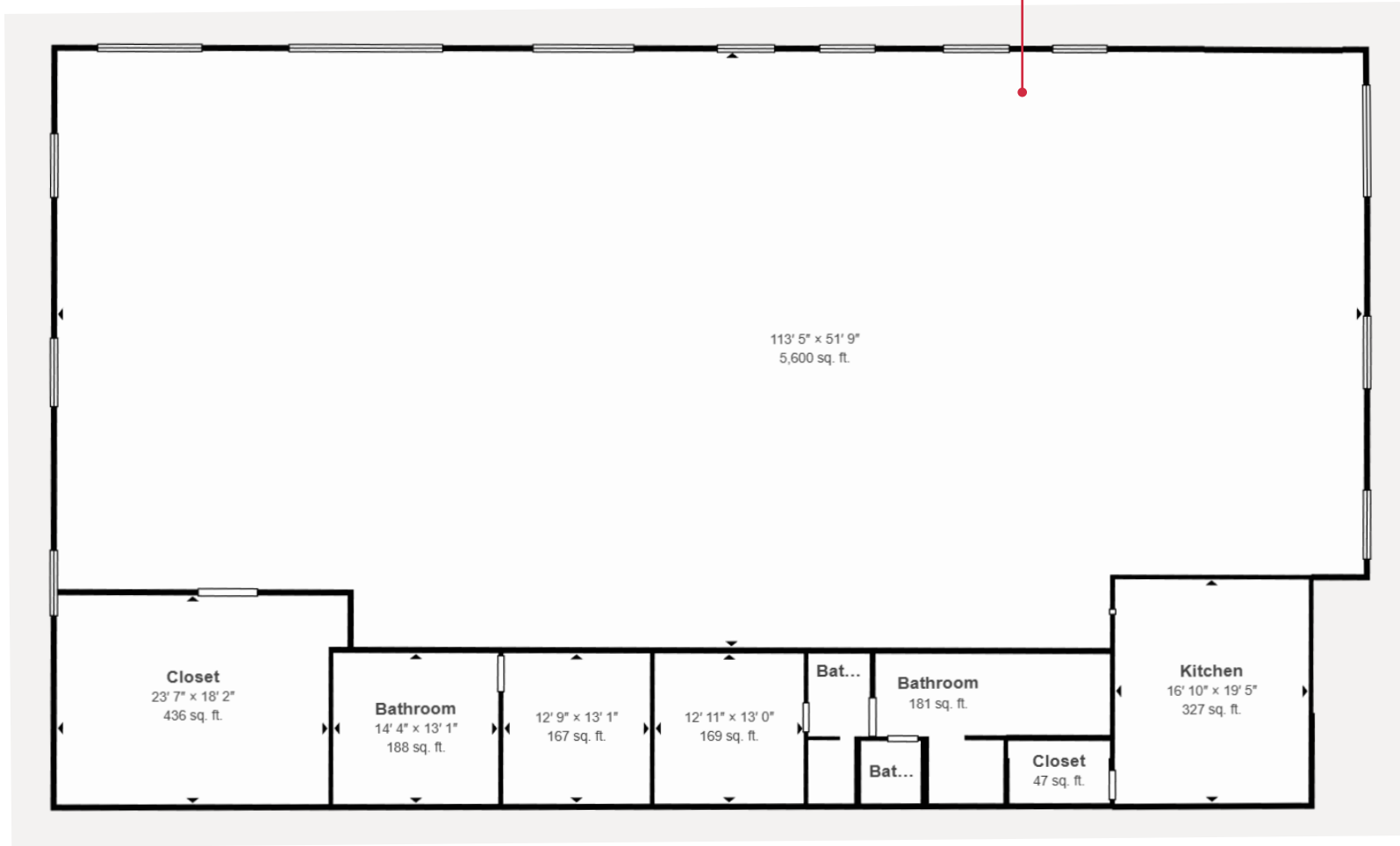


SUMMARY

FLOOR PLAN



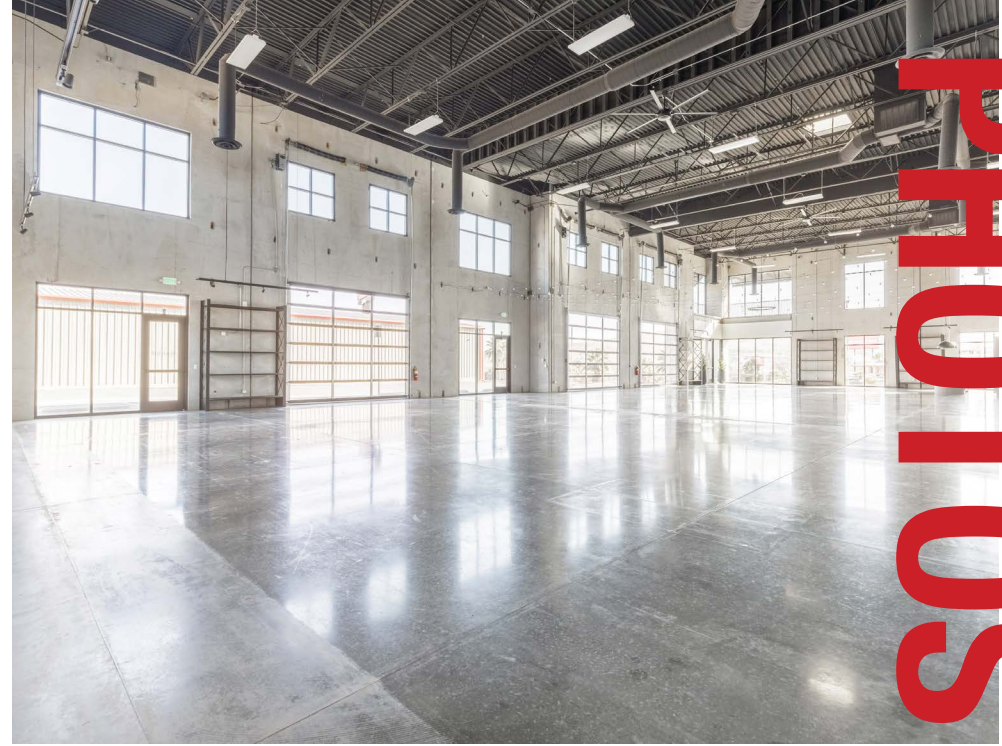
CLICK HERE
FOR A 3D TOUR





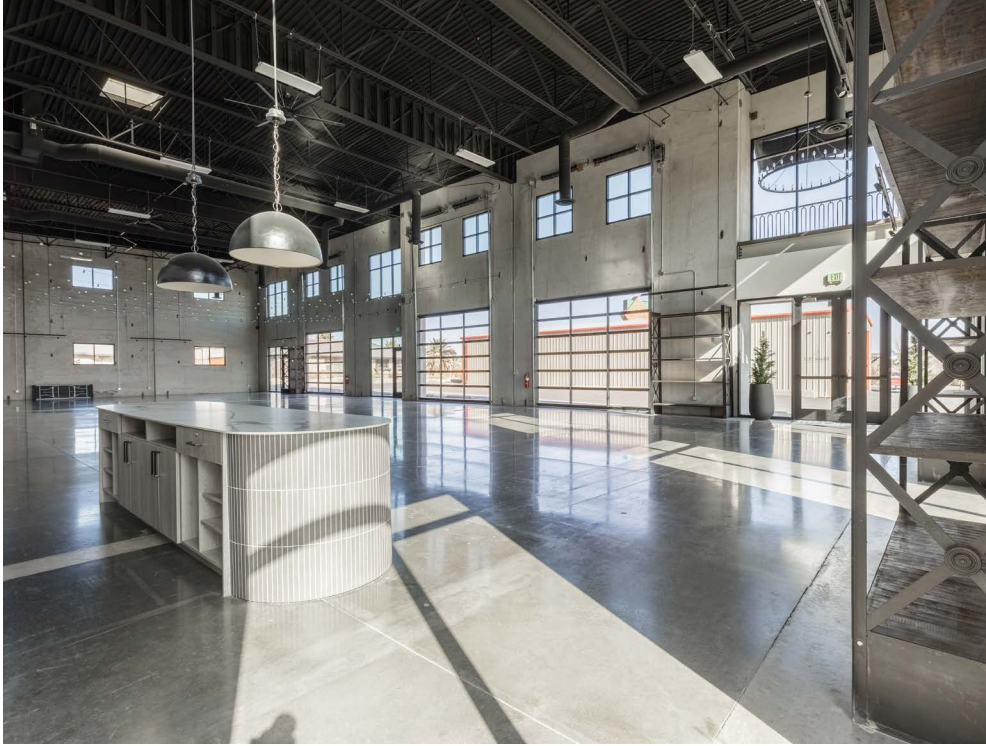
PHOTOS





PHOTOS





PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	7,307	45,988	87,288
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,005	17,147	32,315
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$98,934	\$92,928	\$97,059

Traffic Counts

STREET	AADT
Dixie Dr	31,000

Cities Nearby

Las Vegas, Nevada	172 miles
Salt Lake City, Utah	252 miles
Los Angeles, California	438 miles
Phoenix, Arizona	470 miles
San Diego, California	500 miles
Denver, Colorado	582 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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