RALPH BROWN PKWY, SUITE C5

352 E Riverside, Suite C5 St. George, UT 84790

FOR SALE

SALE PRICE	$425,000

OFFERING SUMMARY

Year Built:	1998
Unit Size:	1,529 USF
Price / SF:	$277.96

PROPERTY HIGHLIGHTS

- Prime Riverside Drive location
- Versatile office configurations
- Spaces are leased or partially leased
- C5 1,529sf; $425,000; $278psf; Available soon
- B2 1,842sf; $495,000; $269psf; Partially available now
- C4 832sf; $230,000; $276psf; Available now
- *Please do not disturb existing tenants*

For More Information:

ANDREW SORENSEN, SIOR
435.359.4903
andrew@linxcre.com

CONNOR BROOKSBY
435.215.5891
connor@linxcre.com

LINX COMMERCIAL REAL ESTATE

RALPH BROWN PKWY, SUITE C5

352 E Riverside, Suite C5, St. George, UT 84790

RETAILER MAP

For More Information:

ANDREW SORENSEN, SIOR
435.359.4903
andrew@linxcre.com

CONNOR BROOKSBY
435.215.5891
connor@linxcre.com

LINX
COMMERCIAL REAL ESTATE

LINX COMMERCIAL REAL ESTATE

COPYRIGHT

The subject matter on and accessible from Company (LINX Commercial Real Estate web sites, online publishing, MLS, Costar, LoopNet, Property Line, and other property databases, and publications is copyrighted. Apart from fair dealing permitted by the Copyright Act 1968, Broker and any affiliate or agent grant permission to access, download and reproduce copyrighted material only for personal and non-commercial use. However, any such reproduction must include the appropriate copyright notice and/or credit for said work in form and substance acceptable to the copyright holder. This shall include, without limitation all photographs, video, sound, mapping, and other graphics found on any online property database or printed material. For reproduction or use of copyrighted material beyond personal and non-commercial uses, written permission must be obtained directly from the copyright holder. If given, permission will be subject to the requirements as above or as determined by the copyright holder when the material is reproduced or quoted, in whole or in part. No right, title or interest in any material is transferred to you as a result of accessing, downloading or reproducing such materials. Any and all Company or other protected marks are not to be used without prior written permission and may not be modified in anyway, nor may any mark notation be removed. Other trademarks may apply to elements within our marketing.

ACCURACY OF INFORMATION

The information contained herein, including physical measurements, has been obtained from sources deemed reliable; however, no warranties are made, either expressed or implied, regarding the accuracy of the information herein, including any property dimensions. Price, terms, property features, and availability subject to change without notice. Prospective purchasers or tenants are strongly encouraged to perform thorough due diligence with the assistance of the appropriate professional.

CAUTIONARY STATEMENT REGARDING FORWARD LOOKING INFORMATION

The Company may produce and offer "forward-looking statements" within the meaning of the safe harbor provisions of the U.S. Private Securities Litigation Reform Act of 1995. Forward-looking statements can be identified by words such as: "anticipate," "intend," "plan," "goal," "seek," "believe," "project," "estimate," "expect," "strategy," "future," "likely," "may," "should," "will" and similar references to future periods with respect to certain properties, investments, and the market. Forward-looking statements are neither historical facts nor assurances of future performance. Instead, they are based only on our current beliefs, expectations and assumptions regarding the future of our business, future plans and strategies, projections, anticipated events and trends, the economy and other future conditions. Because forward-looking statements relate to the future, they are subject to inherent uncertainties, risks and changes in circumstances that are difficult to predict and many of which are outside of our control. Our actual results and financial condition may differ materially from those indicated in the forward-looking statements. Therefore, you should not rely on any of these forward-looking statements.

NO LEGAL OR TAX ADVICE

Company and its agents are not licensed accountants or attorneys, and are not authorized to give tax and legal advice. Any discussion by Company and its agents (or any materials that contain information) regarding tax or legal issues is for convenience only and should not be relied on and is not a substitute for careful tax and legal planning. ACCORDINGLY, EACH PROSPECTIVE BUYER AND SELLER IS URGED TO CONSULT HIS OR HER OWN TAX AND LEGAL ADVISERS WITH REFERENCE TO THEIR OWN TAX SITUATION AND THE LEGAL IMPLICATIONS OF ANY TRANSACTION OR DOCUMENT.

AGENCY & COMMISSIONS

Company does not recognize nor offer sub-agency without prior written agreement. Company does not cooperate on commissions to unlicensed persons or entities, or cooperate with brokers licensed outside the State of Utah without proper verification of reciprocity, a temporary practice permit, or other legally recognized written referral agreements. In some circumstances, attorneys may be allowed to participate in commissions, subject to full disclosure, proof of representation, and prior written agreement. Company reserves the sole right to determine whether compensation will be given to a licensee that cannot produce proof of representation in a transaction in substantial written form acceptable to Company. Selling bonuses are subject to change and/or cancellation without notice. Agents should consult listing agents to verify any compensation.

For More Information:

ANDREW SORENSEN, SIOR
Partner
435.359.4903
andrew@linxcre.com

CONNOR BROOKSBY
Associate
435.215.5891
connor@linxcre.com

2 West St. George Blvd
St. George, UT 84770
435.359.4900 | linxcre.com