

FOR SALE

10 S Main Street
Fillmore, UT 84631

**BUSINESS OPS INCLUDED
OR CAN CLOSE**

±10,714 SF | Retail

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

kw UTAH
KELLERWILLIAMS.

Jason Griffith, CCIM
NAI Excel
435.668.9609
jasong@naiexcel.com

Twila Davis
Keller Williams
Lic. 5487719-AB00
435-590-8825
twila@buyincedarcity.com

Property Overview

Where History Meets Opportunity

— A Rare Turnkey Commercial Landmark in the Heart of Fillmore.

Positioned prominently on historic Main Street in downtown Fillmore, this extensively renovated **±10,714-square-foot** commercial property presents one of Central Utah's most unique owner/operator and investment opportunities. Originally constructed in 1907 and comprehensively renovated in 2023, the property successfully blends historic character with modern commercial infrastructure, creating a highly versatile asset suitable for a broad range of retail, restaurant, hospitality, entertainment, office, and mixed-use business concepts.

The property includes a fully-operational convenience market, a commercial kitchen and café', sports bar, entertainment venue, office areas, storage space, and a fully improved second floor originally designed for a future cigar lounge or private event venue. The property is served by **400-amp, 208-volt three-phase electrical service, natural gas, and an upgraded 50-ton rooftop HVAC system with an additional mini-split**, providing infrastructure capable of supporting a variety of commercial operations.

The sale includes the building, Eagle Market convenience store, sports bar with liquor license (new buyer will have to apply for a liquor license), The Eatery restaurant business, and substantially all first-floor business **FF&E (Furniture, Fixtures & Equipment)**. Second-floor FF&E is excluded from the sale. Buyers may continue existing operations immediately or reposition portions of the property to accommodate new business concepts while benefiting from the substantial investment already made in renovations, equipment, and infrastructure.

Fillmore serves as the governmental and commercial center of Millard County and occupies a strategic location along Interstate 15 between Salt Lake City and St. George. The community functions as the primary retail and service hub for much of central Millard County, supported by county government offices, schools, Intermountain Health, regional tourism, and approximately **24,700 vehicles traveling Interstate 15 daily**.

Commercial opportunities combining this level of renovation, infrastructure, flexibility, and immediate operating capability are exceptionally uncommon in rural Utah. Whether acquired by an entrepreneur, family business, regional operator, hospitality group, investor, destination retailer, outdoor recreation business, specialty food operator, entertainment venue, or mixed-use developer, the property offers immediate operational capability while preserving long-term flexibility for future growth and redevelopment. Reproducing a comparable facility today would likely require significantly greater time, permitting, and construction costs than acquiring this turnkey opportunity.

Property Specs

SALE PRICE	\$1,800,000
TOTAL AVAILABLE	±10,714 SF Total SF (not including 1,758 SF basement)
LOT SIZE	±0.212 Acres
YEAR BUILT/RENOVATED	1907/2023
TYPE	Retail Free Standing
ZONING	Commercial
TAX ID	F-277
HVAC	50-TON ROOFTOP UNIT + MINI-SPLIT
ROOF	30 YR ROOF, INSTALLED 16 YEARS AGO
POWER	208V 3-PHASE 400 AMPS
NATURAL GAS	YES



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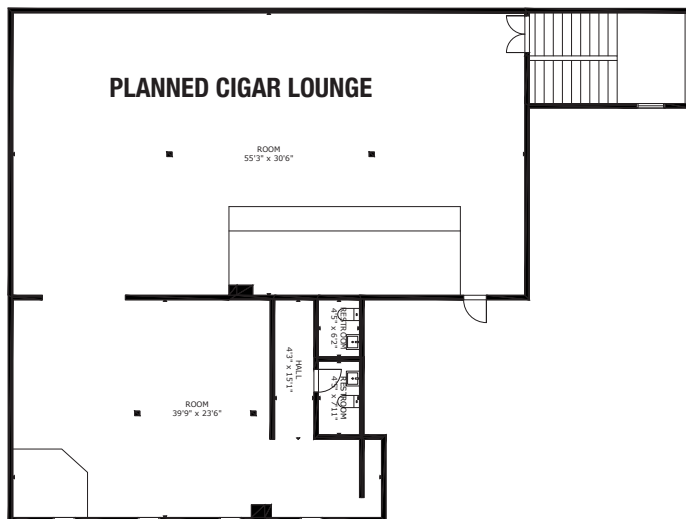


PHOTOS



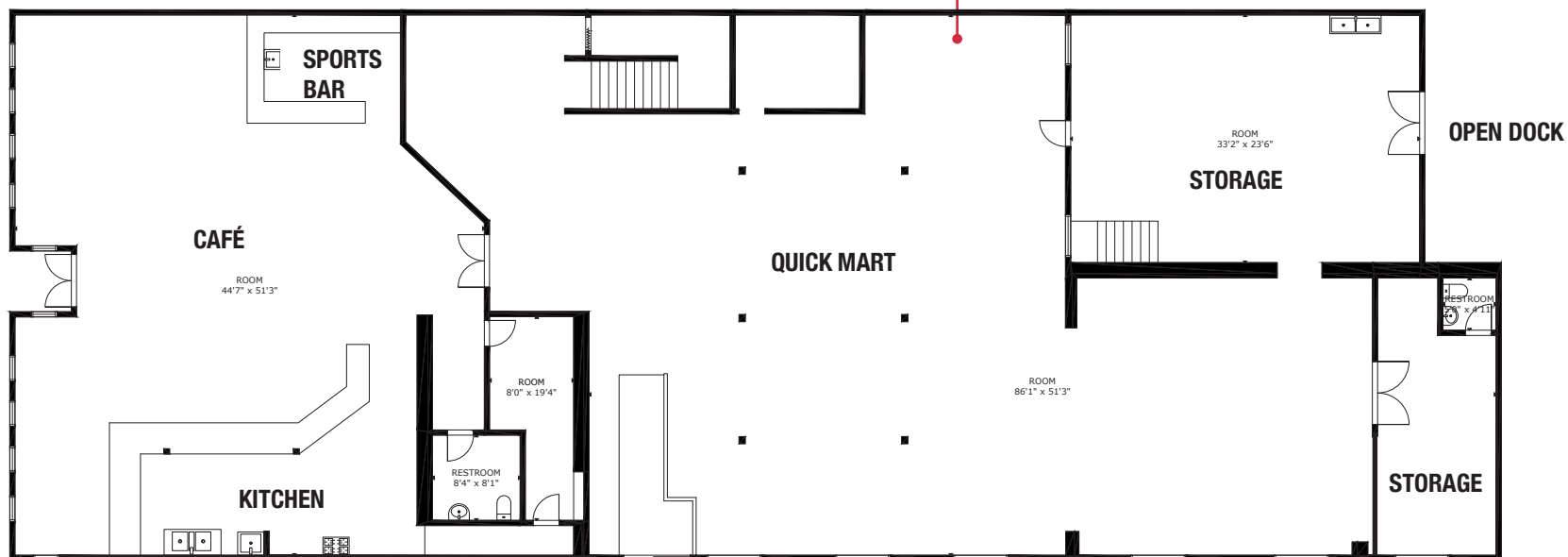
FLOOR PLAN

SECOND FLOOR



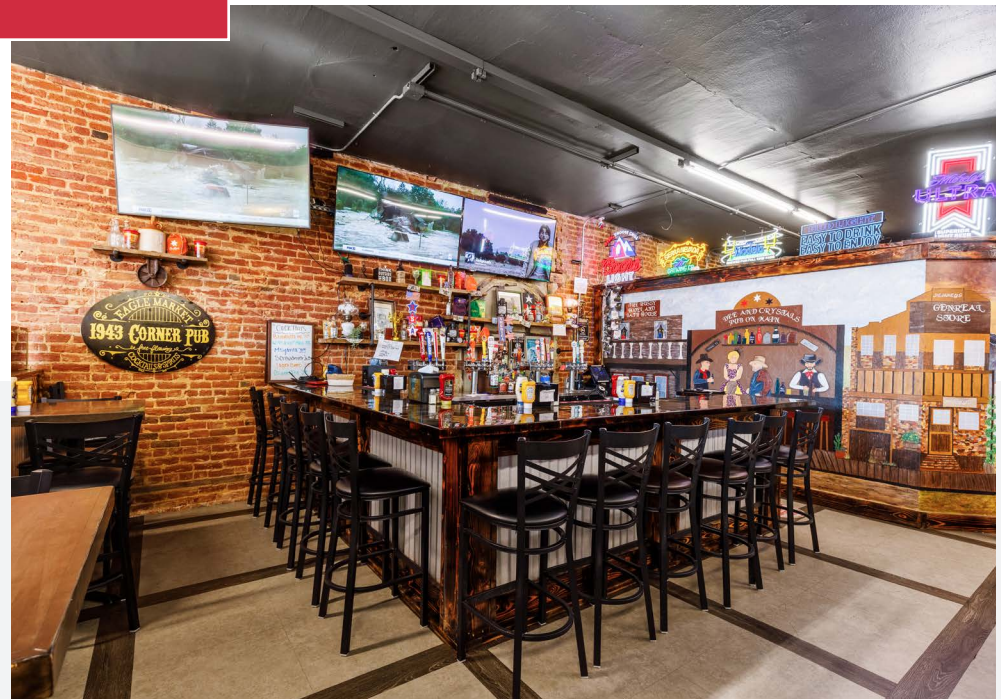
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FOR A 3D TOUR

FIRST FLOOR





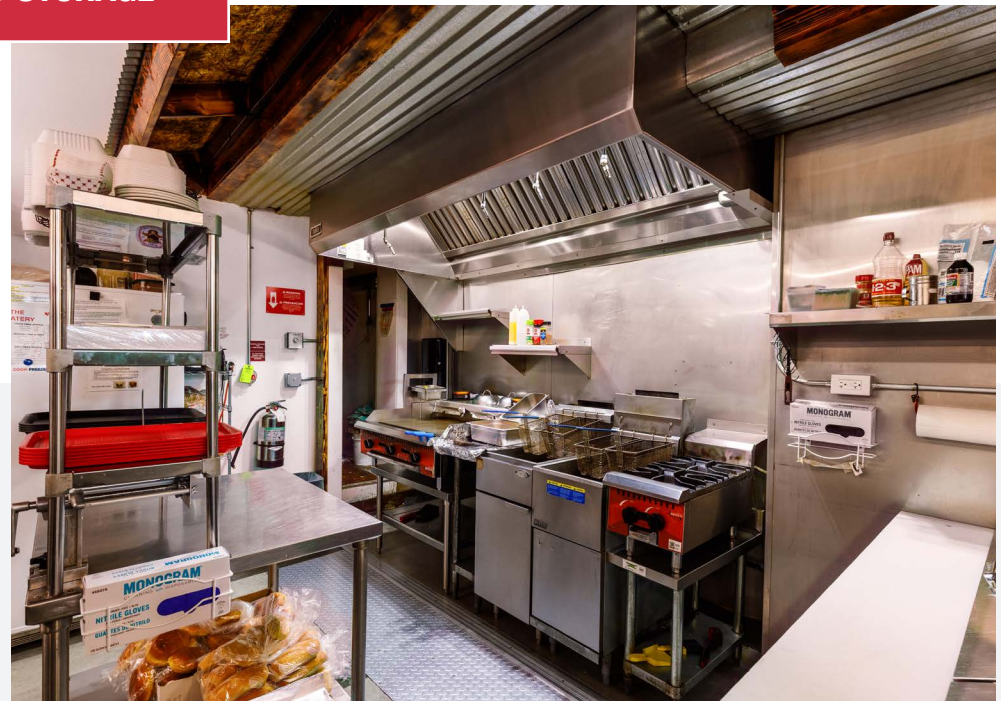
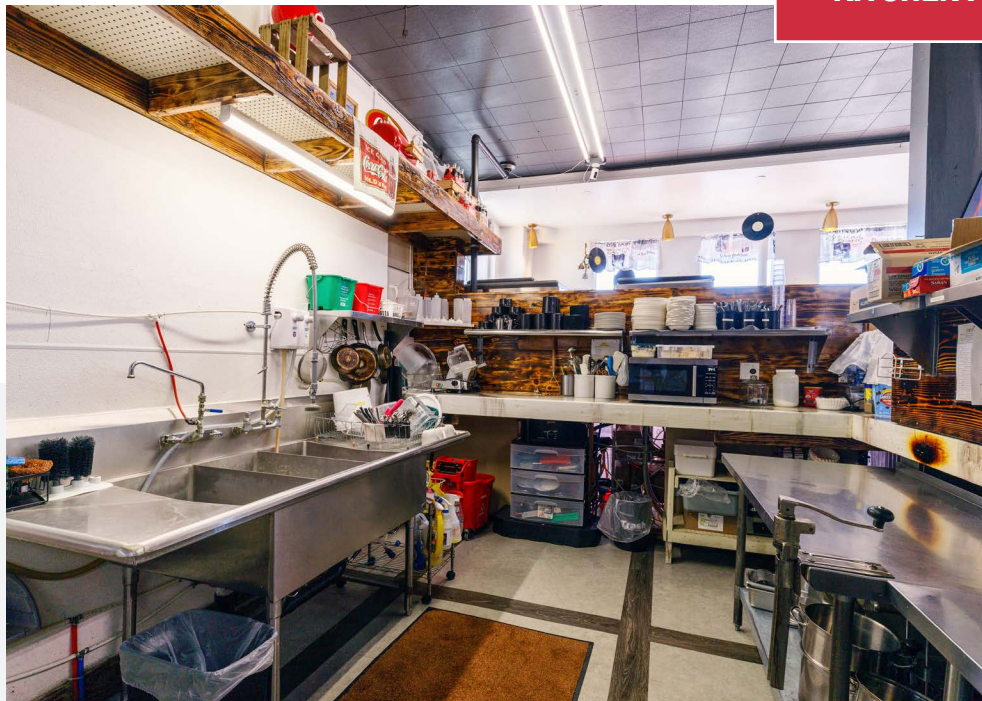
BAR & CAFÉ





PHOTOS

KITCHEN AND STORAGE





PHOTOS

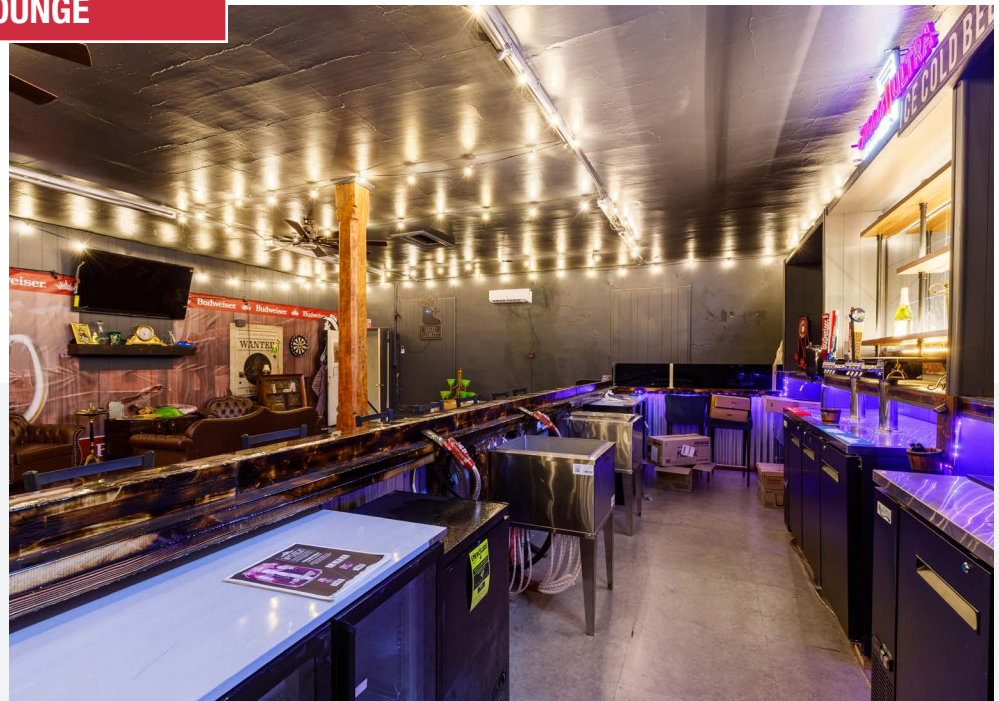
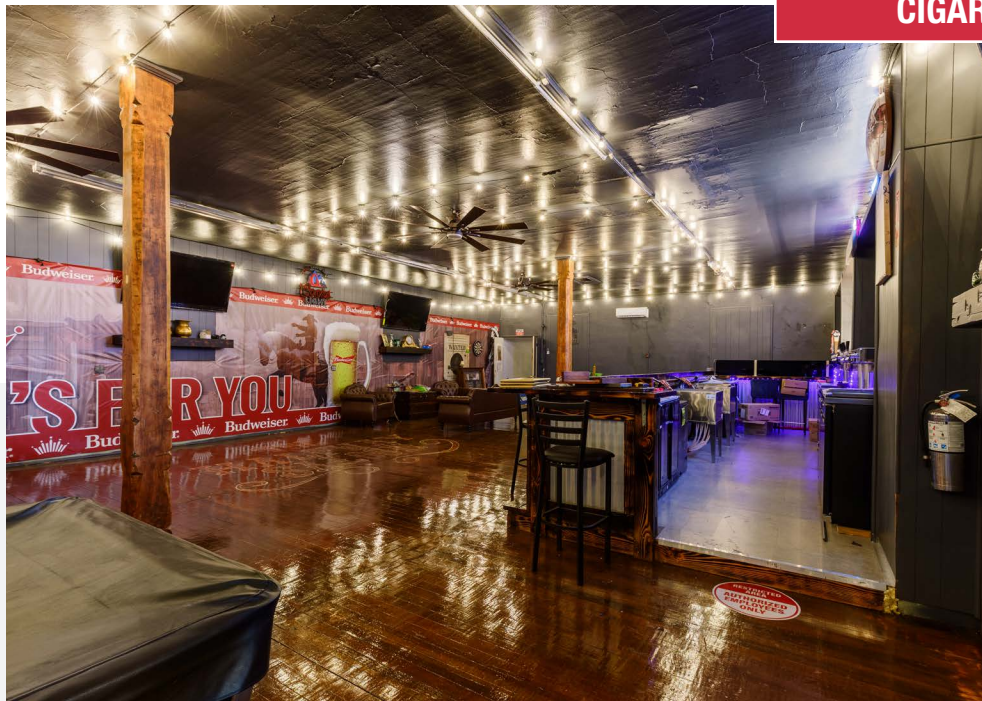
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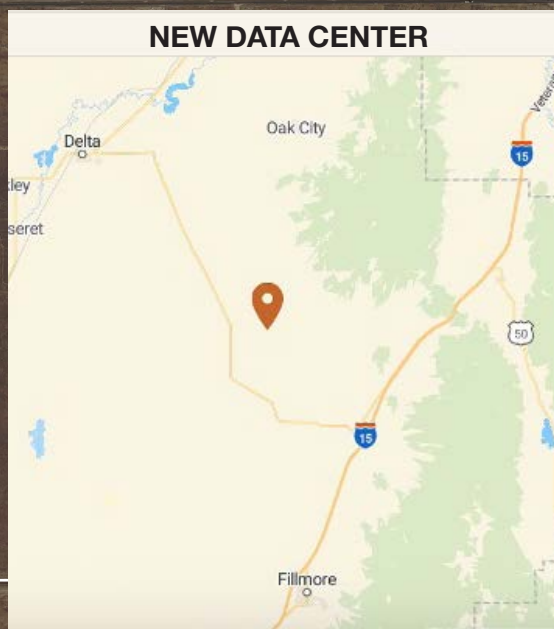


PHOTOS

2ND FLOOR – PLANNED
CIGAR LOUNGE



AREA MAP

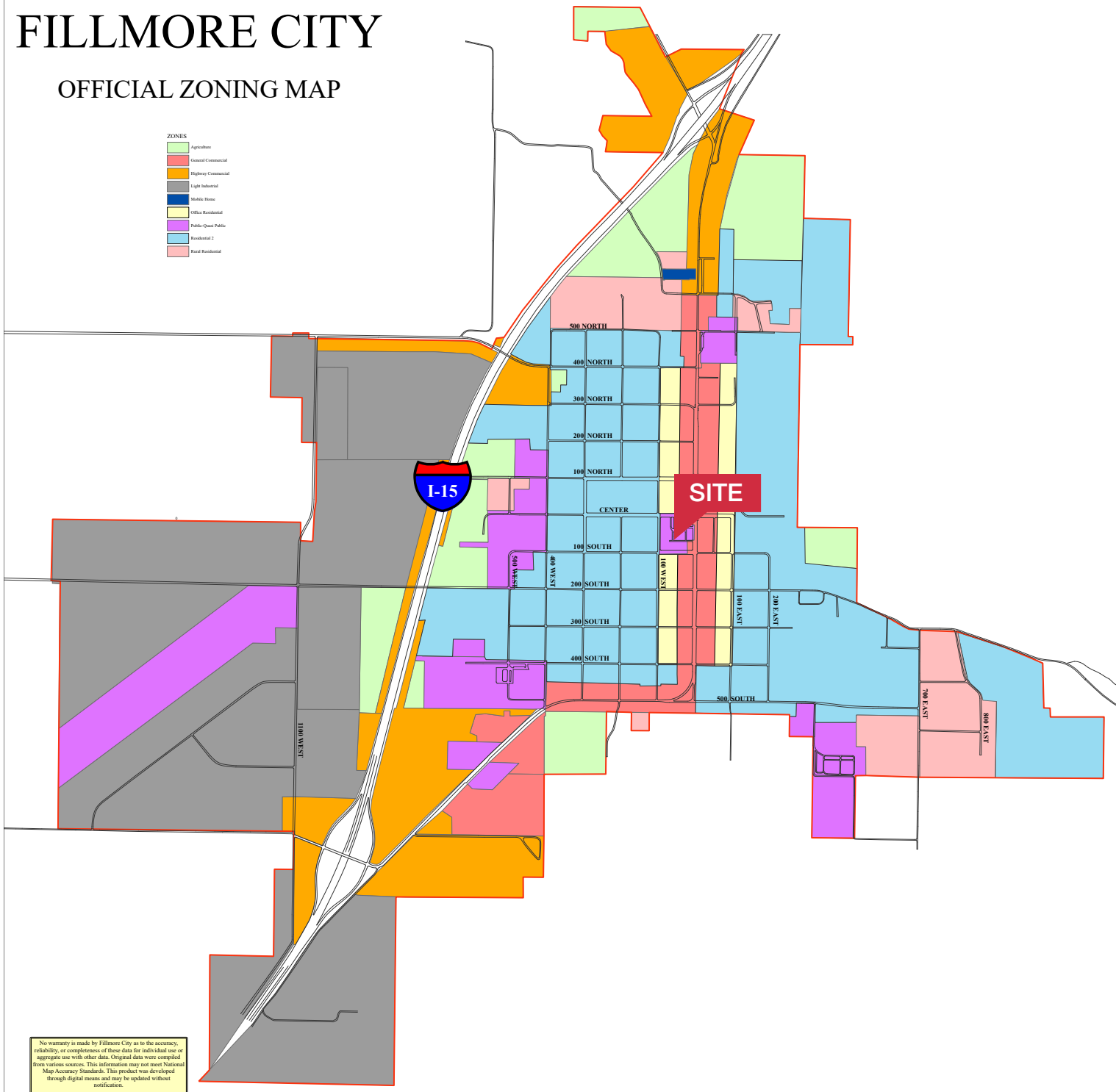


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

FILLMORE CITY

OFFICIAL ZONING MAP

ZONES	
Agriculture	
General Commercial	
Highway Commercial	
Light Industrial	
Mobile Home	
Office Residential	
Public-Open Public	
Residential 2	
Road Residential	



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MAP PRINTED 4/2/2026

ZONING MAP



DEMOGRAPHICS

POPULATION	3-mile	5-mile	7-mile
2025 Population	2,837	3,049	3,515
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	946	1,015	1,169
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$105,452	\$104,426	\$103,233

Trade Area

COMMUNITY	COUNTY	2025 EST. POPULATION	NOTES
Meadow	Millard	362	Small rural community
Scipio	Millard	382	Small rural community
Holden	Millard	470	Small rural community
Kanosh	Millard	511	Rural; ACS-confirmed MHI
Fillmore	Millard	2,874	Trade Area Hub; county seat
Beaver	Beaver	3,699	Southern anchor community
Delta	Millard	3,868	Western anchor community
Richfield	Sevier	8,478	Northern anchor; Walmart present
TRADE AREA TOTAL		20,644	8 communities
AVERAGE		2,581	Per community

Traffic Counts

STREET	AADT
Interstate 15	25,000
Main St	6,600

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

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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243 E St. George Blvd Ste 200
St. George, Utah 84770
435.628.1609 | naiexcel.com

kw UTAH
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