



243 E. St. George Blvd. Suite 200
St George, Utah 84770
435.628.1609 | naiaexcel.com

1085 S Bluff St | St. George, UT

Curren Christensen
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Property Summary

OFFERING TERMS **\$1.15/SF/NNN**

BUILDING SIZE **3,800± SF**

TAX ID **SG-5-2-31-43531**

YEAR BUILT **1989**
Remodeled 2015

ZONING **C2**

- Property Recently Remodel with Class A Finishes
- ADA Accessibility on all 3 Levels with Elevator
- Great Tenant Mix
- Excellent location in high traffic corridor
- Do Not Disturb Tenants/Occupants
- Property is also listed for sale for \$2,875,000
- Call Curren to Schedule Tour and for NDA to Receive Rent Roll and Financials

FOR MORE INFORMATION



CLICK HERE

OR TEXT 19045 TO 39200



Area Map



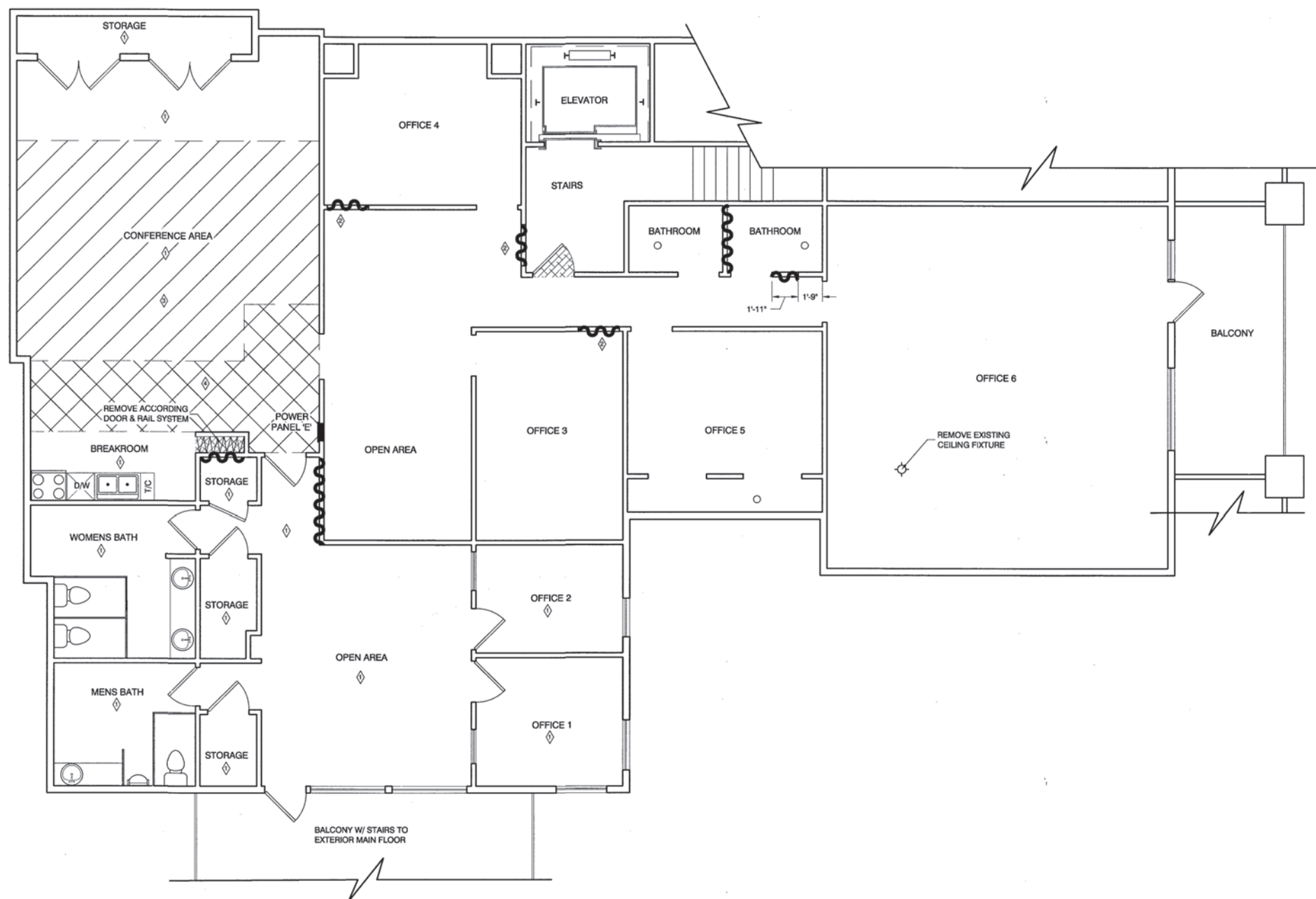
Site Map







Floorplan





Distance to Major Cities

Salt Lake City, Utah	303 MILES
Las Vegas, Nevada	119 MILES
Los Angeles, California	386 MILES
San Diego, California	450 MILES
Denver, Colorado	630 MILES
Phoenix, Arizona	422 MILES



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Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

CLICK HERE



VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY

<https://excelcres.com/market-research>

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