

# CANYON COMMERCIAL MULTI FAMILY

FOR SALE



## PROPERTY DETAILS

144 E Canyon Commercial Ave, Cedar City, UT 84721

- 8.52 Acres
- Zoned Multi-Family R-3-M
- Approved for 204 units but currently laid out at 180 units
- Designed for 15- 12 plex buildings
- Building plans can be included
- Potential JV opportunity
- Price \$6,400,000

## 2025 DEMOS



### EST. POPULATION

1 MILE » 7,859  
3 MILE » 28,001  
5 MILE » 51,428



### EST. HOUSEHOLDS

1 MILE » 2,703  
3 MILE » 9,770  
5 MILE » 17,496



### EST. MEDIAN HH INCOME

1 MILE » \$71,119  
3 MILE » \$66,933  
5 MILE » \$73,743

# NEWMARK



## MOUNTAIN WEST

### TROY SCHEEL

tscheel@newmarkmw.com  
direct 435.256.8774  
[View Profile](#)

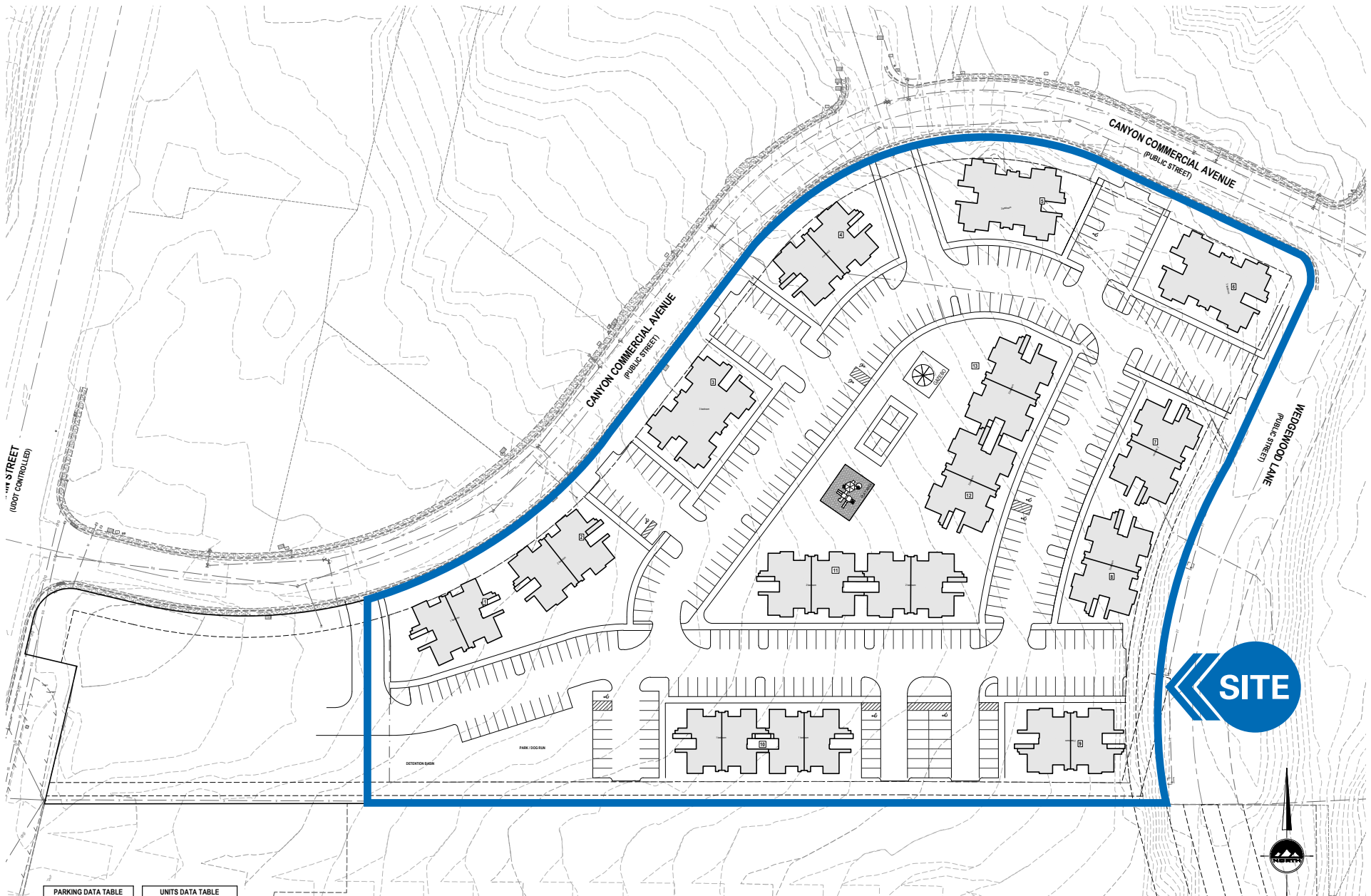
### SCOTT SPRUNT

ssprunt@mwcre.com  
direct 435.256.8355  
[View Profile](#)

### KELLY SHIOTANI

kshiotani@newmarkmw.com  
direct 801.456.8855  
[View Profile](#)

FULL SERVICE  
COMMERCIAL REAL ESTATE  
335 East St George Blvd, Suite 202  
St. George, UT 84770  
Office 435.656.5500  
[www.newmarkmw.com](http://www.newmarkmw.com)



11th STREET  
(NOT CONTROLLED)

CANYON COMMERCIAL AVENUE  
(PUBLIC STREET)

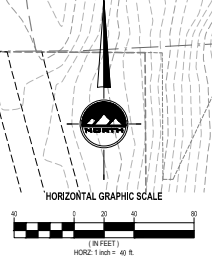
CANYON COMMERCIAL AVENUE  
(PUBLIC STREET)

WEDGEWOOD LANE  
(PUBLIC STREET)

**SITE**

PARKING DATA TABLE	
STANDARD STALLS	303
PARK-ACCESSIBLE STALLS	8
TOTAL STALLS	311

UNITS DATA TABLE		
BUILDING TYPE	BEDROOM	UNITS
1 BEDROOM UNITS	12	36
2 BEDROOM UNITS	12	108
3 BEDROOM UNITS	12	36
TOTAL UNITS		180



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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