



Colin Archuleta
801-641-2300

4617 S Pioneer Rd. suite 100 | St. George, UT, 84790
Colin@whitecrowrealestate.com

677 N BLUFF ST.
St. George, Utah 84770

EXECUTIVE SUMMARY

677 N Bluff Street presents a rare opportunity to lease a highly visible retail and vehicle-oriented property along one of St. George's busiest commercial corridors. Situated on a ±0.74-acre corner lot, the property consists of a building that is approximately 3,850 square feet and offers flexible functionality for a wide range of commercial uses.

The site is well-suited for automotive, dealership, service, or specialty retail operations, featuring multiple ground-level bays, a dock-high loading bay, 3-phase power, and much more. The generous lot size allows for outdoor storage, vehicle display, or operational flexibility not commonly found in comparable retail offerings.

With exceptional exposure along Bluff Street and strong surrounding demographics, this property offers tenants a strategic location to establish or expand their presence in one of Southern Utah's most active trade areas.



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PROPERTY DETAILS

Building Size:

±3,850 SF total

Lot Size:

±0.74 Acres

Year Built:

1954 / 1978

Zoning:

C-3 (General Commercial)

Property Type:

Retail / Vehicle-Related Use

Construction Class:

Class B



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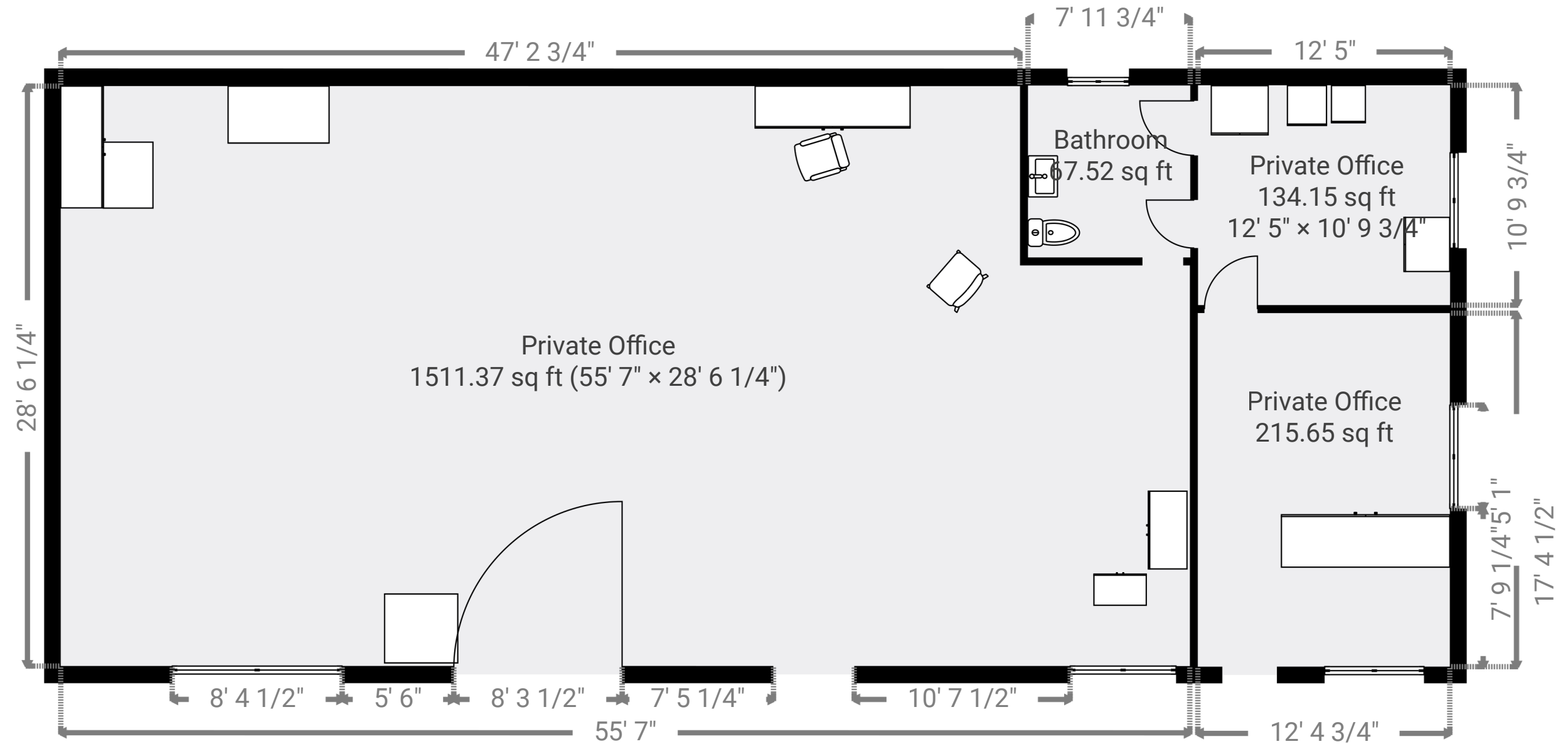
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Approx. Measurements Buyer to Verify



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