



FOR SALE

80 W Center St
La Verkin, UT 84745

± 126,008 SF | FLEX

Property Specs

OFFERED PRICE	\$21,750,000
BUILDING SIZE	1 Unit ± 3,316 SF 37 Units ± 126,008 SF
LOT SIZE	± 3.78 Acres
YEAR BUILT	2026
ZONNING	Commercial Mixed Use
TYPE	Industrial Flex Space

- Commercial and Residential uses allowed.
- Being sold at cost; motivated seller- bring all offers.
- Oversized garages, second-story office, storage or residential unit, third-story deck.
- Large overhead doors, 60 ft+ garages, finished shell.
- Water/sewer installed.
- Seller reserves the right to sell units off separately.



OR TEXT 23936 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



PHOTOS

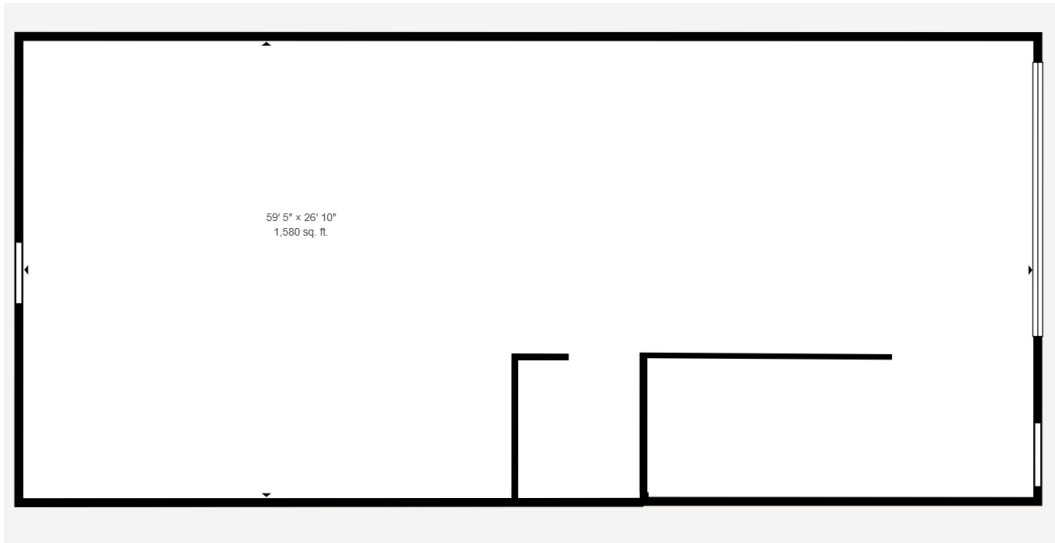




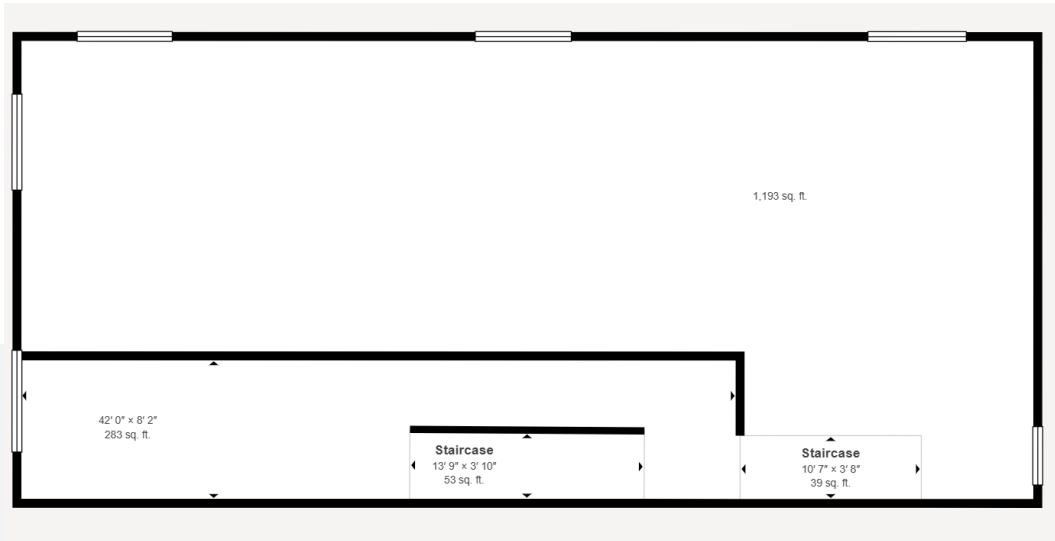
PHOTOS



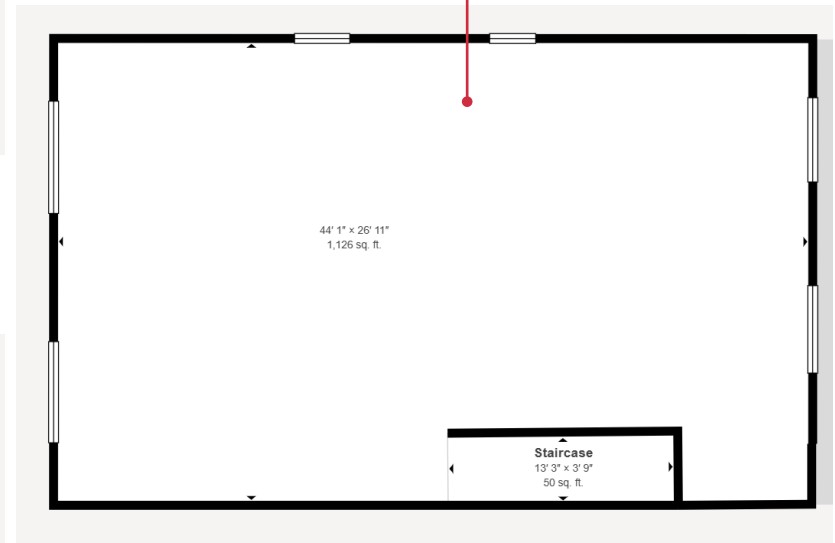
First Floor



Second Floor



Third Floor



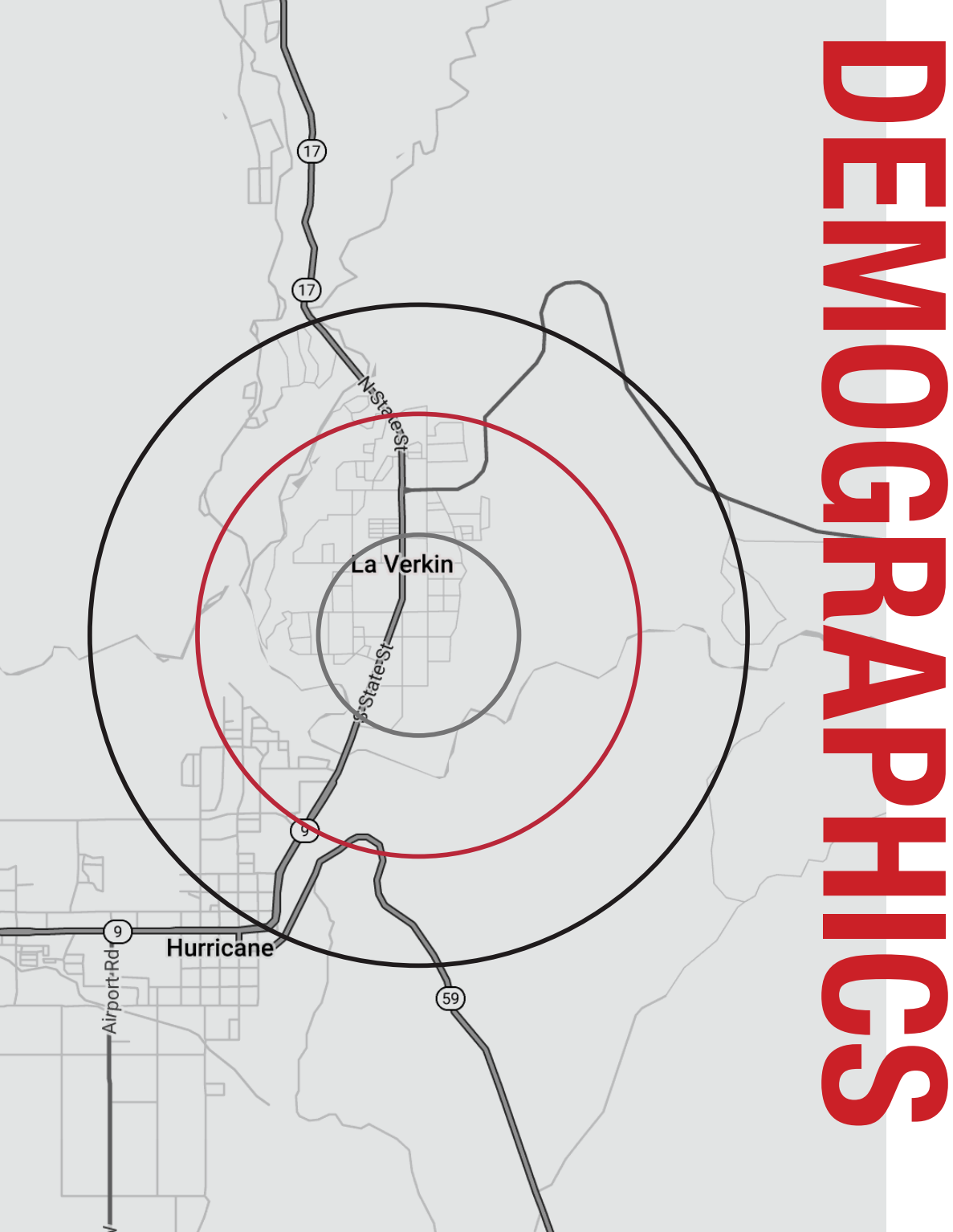
CLICK HERE
FOR A 3D TOUR

FLOOR PLAN

AREA MAP



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



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	4,313	13,868	22,335
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	1,456	4,617	7,967
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$79,664	\$97,068	\$108,995

Traffic Counts

STREET	AADT
State St	19,000

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.

Financial Information

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 Vegas. 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 | naiaexcel.com

Wes Davis

435.627.5705

wdavis@naiaexcel.com

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