



FOR SALE



Property Specs

SALE PRICE	\$6,025,000
BUILDING SIZE SF	± 39,126
LOT SIZE ACRES	± 1.71
YEAR BUILT	1974, 1972, & 1977 (respectively)
ZONING	R-3-M, CC, & CC
TYPE	Residential Multi-Family
TAX ID	B-0256-0256-0001, B-0689-0000-0000, & B-0465-0000-0000

This rare portfolio offering consists of 44 apartment units across three well-maintained multifamily communities in the heart of Cedar City, Utah. Collectively comprising four residential buildings situated on approximately 1.71 acres, the properties offer investors an opportunity to acquire stable, income-producing assets in one of Southern Utah's fastest-growing rental markets. The portfolio benefits from a long history of occupancy, established operations, and locations near Southern Utah University, downtown Cedar City, major employers, and community amenities. The owner may also consider the sale of the parcel adjacent to the Cedar Apartments (304 S 100 W), providing additional flexibility for future development or expansion.



OR TEXT 23896 TO 39200

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

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



SUMMARY



PALMER HOUSE
177 Harding Ave | Cedar City, UT





PHOTOS





PHOTOS





SUNRISE APARTMENTS

109 S 100 E | Cedar City, UT





PHOTOS





PHOTOS





CEDAR APARTMENTS 304 S 100 W | Cedar City, UT





SUU SOUTHERN UTAH UNIVERSITY

Positioned Near Southern Utah University

Southern Utah University continues to attract students and expand its reach, creating a strong foundation for student-oriented housing opportunities in Cedar City.



15,825
STUDENTS ENROLLED

SUU's Fall 2025 enrollment reached 15,825, representing a 2.47% increase year-over-year.



**STRONG OFF-CAMPUS
HOUSING DEMAND**

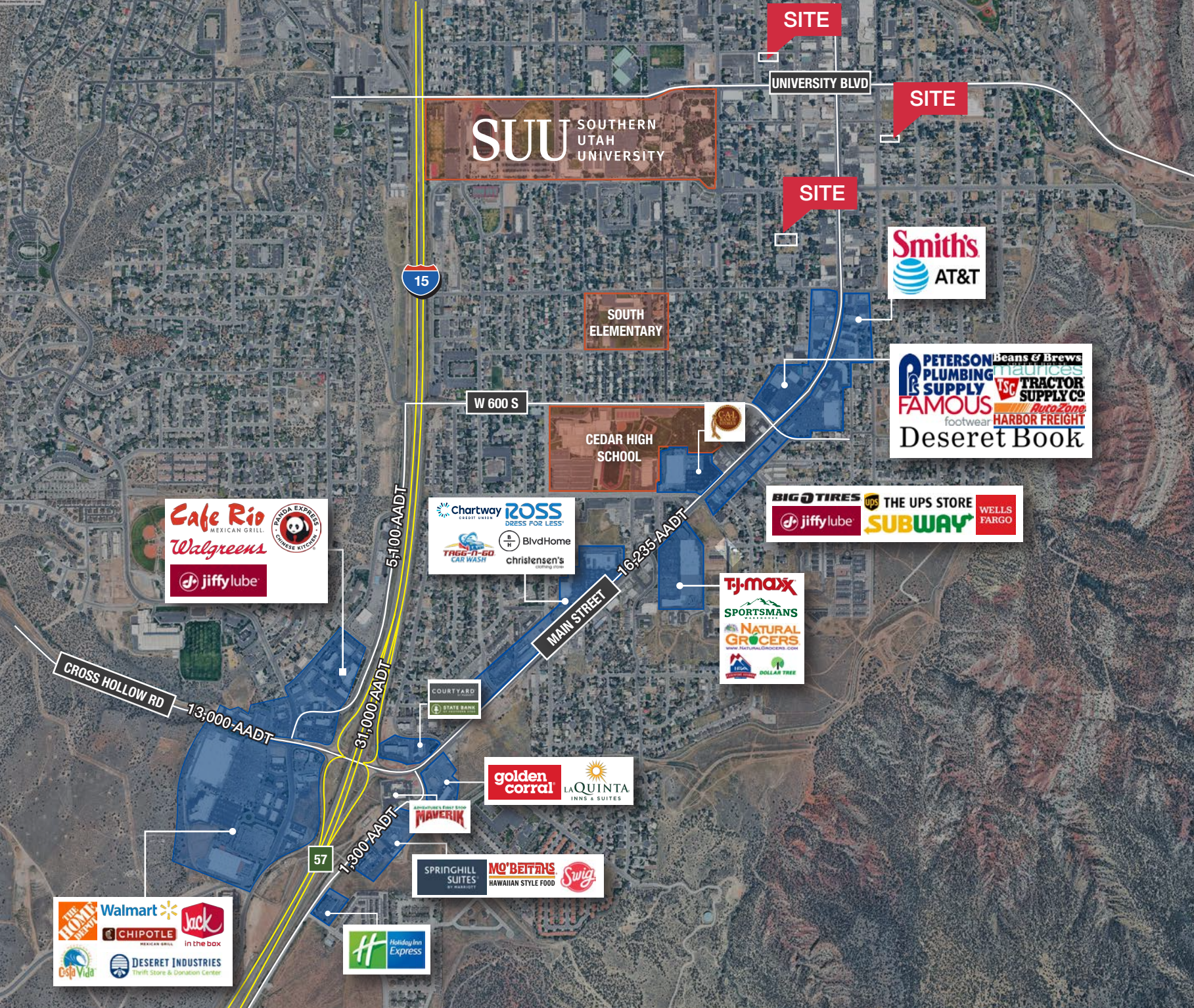
SUU states that most students live off campus, creating an established market for privately owned student housing.



**WALKABLE
TO CAMPUS**

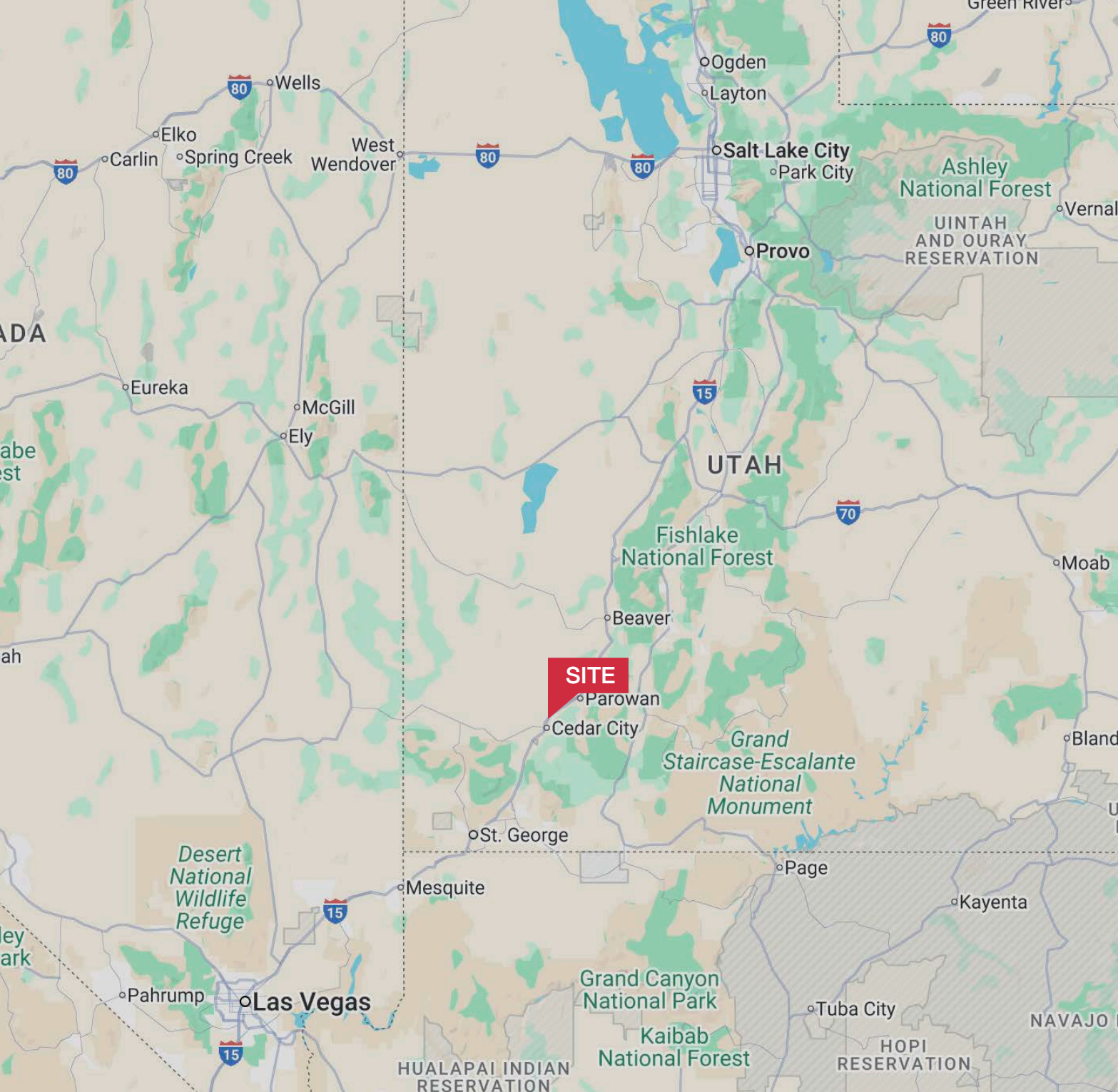
within walking distance of campus, making location a key consideration for students.

AREA MAP



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

AREA MAP



Cities Nearby

St. George, Utah	53 miles
Salt Lake City, Utah	252 miles
Las Vegas, Nevada	171 miles



DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2026 Population	12,052	33,217	46,582
HOUSEHOLDS			
2026 Households	4,426	11,780	15,844
INCOME			
2026 Average HH Income	\$74,670	\$96,233	\$100,032

Traffic Counts

STREET	AADT
S Main St	20,000
200 S	4,600

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.

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 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.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



LEARN MORE AT
naiaexcel.com

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200
St. George, Utah 84770

435.628.1609 | naiaexcel.com

Neil Walter, CFA

435.627.5720

nwalter@naiaexcel.com

Roy Barker

435.627.5711

rbarker@naiaexcel.com

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.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>