



75 N 200 W | HURRICANE, UTAH

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2
ENTRANCES

3
BATHS

9,600
INTERIOR SQ FT

0.51
ACRES

COMMERCIAL
1 BLOCK OFF
HIGHWAY RT. 9



INVEST IN THE PATH OF GROWTH | OWNER/USER RETAIL OPPORTUNITY – HURRICANE, UT



This is more than a building—it's a chance to secure your position in one of Southern Utah's fastest-growing commercial corridors. Located at 75 N 200 W in Hurricane, this 9,600 SF freestanding retail building sits directly in the path of ongoing retail expansion, national brand entry, and large-scale development activity. Hurricane is no longer a secondary market—it's an emerging retail hub fueled by population growth, tourism, and major new projects along Utah State Route 9.

OWNER/USER – TAKE CONTROL OF YOUR LOCATION | 75 N 200 W, HURRICANE, UT

If you've been waiting for the right building to own your space instead of leasing, this is it. This 9,600 SF freestanding retail building in Hurricane offers the rare combination of immediate usability, flexibility, and prime access just off Utah State Route 9.

The property is move-in ready for an owner/user, with a month-to-month tenant (TK Fitness) in place—giving you the option to generate income while you plan your occupancy or transition into the space quickly.

Set on a 0.51-acre lot with ample parking, this single-story building is designed for efficiency and adaptability. With two entrances, a roll-up door, and multiple HVAC systems, it easily supports a wide range of uses—from retail and showroom to fitness, office, or service-based operations. The layout also allows for a multi-tenant split, creating additional income potential if desired.

Why this property stands out:

- Own vs. lease in a fast-growing market
- Flexible occupancy – use it, lease it, or both
- High-visibility location near Hurricane's active commercial core
- Functional design with expansion and reconfiguration potential
- Strong surrounding demand from retail, office, and service users

You're not just buying a building—you're locking in your business location, controlling your long-term costs, and building equity in a high-growth Southern Utah market.

**Opportunities like this don't sit. If this fits your business or investment strategy, the next step is simple:
Schedule a tour and submit your offer.**

Julian A. Coiner
Principal Broker, Owner | 12248521-PB00
435.922.6047
julian@zionluxuryproperties.com

www.zionluxuryproperties.com

Mindy Coiner
Agent, Owner | 12560984-SA00
808.652.7312
mindy@zionluxuryproperties.com

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