

# 120 West 1470 South St. George Home For Sale

27,650+- s.f. Commercial Bldg on 1.60 Acres

## PROPERTY DETAILS



**Listing Price: \$1,000,000**

**Listing Address:** 120 West 1470 South

St. George UT 84770

**Full Baths:** 0

**Partial Baths:** 0

**SQ FT:** 27650

**Lot Size:** 1.60 Acres

**Style:** Building & Land Only

**Schools:** Washington County

**QR Code:**



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## PROPERTY DESCRIPTION

**Bank anxious to Sell!**

**Price reduced \$800,000 from \$1,800,000 to \$1,000,000.**

Great location from I-15 freeway in downtown St. George area. Fantastic location with great visibility, from freeway and Hilton drive. This 27,650 +- s.f. building sits on 1.60 acres of land and has approximately 80+- parking stalls. Land, building, and equipment is for sale. Building is divided into large room areas, that presently have a nursery, racquetball, basketball courts, 75' swimming pool with hot tub, sauna, locker and shower facilities, lounge area, training centers, and many other rooms. Foreclosed bank property. This building has never been occupied by bank. All appointments must be made through listing agent by calling Ron at 435-229-3717 or emailing him at [rlemmon@infowest.com](mailto:rlemmon@infowest.com)

Listing Class:	Commercial Building	Total SqFt	27,650+-	# Levels	2
Swimming Pool	75' Long	Hot Tub	Yes	Sauna	Yes
Raquetball Courts	Several	Dance Rooms	Yes	Exercise Rooms	Several
Parking Stalls	80 +-	Basketball Court	Yes	Year Built:	1985
Office Space	Yes	Land Available	3	Lot Acres:	1.60
Average Utility Bill	\$2930 per month	Tenant Occupied	Yes, but moving 11/20/09	Lounge Area	Yes
Dance Room	Yes	Stationary Bike Area	Yes	Shower & Locker Rooms	Yes
Near Freeway	Yes	Other Retail Commercial	Yes	Easy Access to Building?	Yes

## Surrounding

**Zoning:** Commercial **How to Show:** By Appt - Call Ron 435-229-3717

**Directions:** Take South Bluff to South Blackridge Drive, (West of McDonalds), take a right and continue to Hilton Drive and take a left. Take a right on 1470 S, abt 2 blks. Bldg on right side.

**Due Diligence:** Bank foreclosed property. Buyer must do their own due diligence to verify s.f., acreage, etc. as bank has never occupied property.

### CONTACT INFORMATION

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▪ **Ron and Jolene Lemmon**  
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### Equal Housing Opportunity

Property information deemed reliable but not guaranteed and should be verified.

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