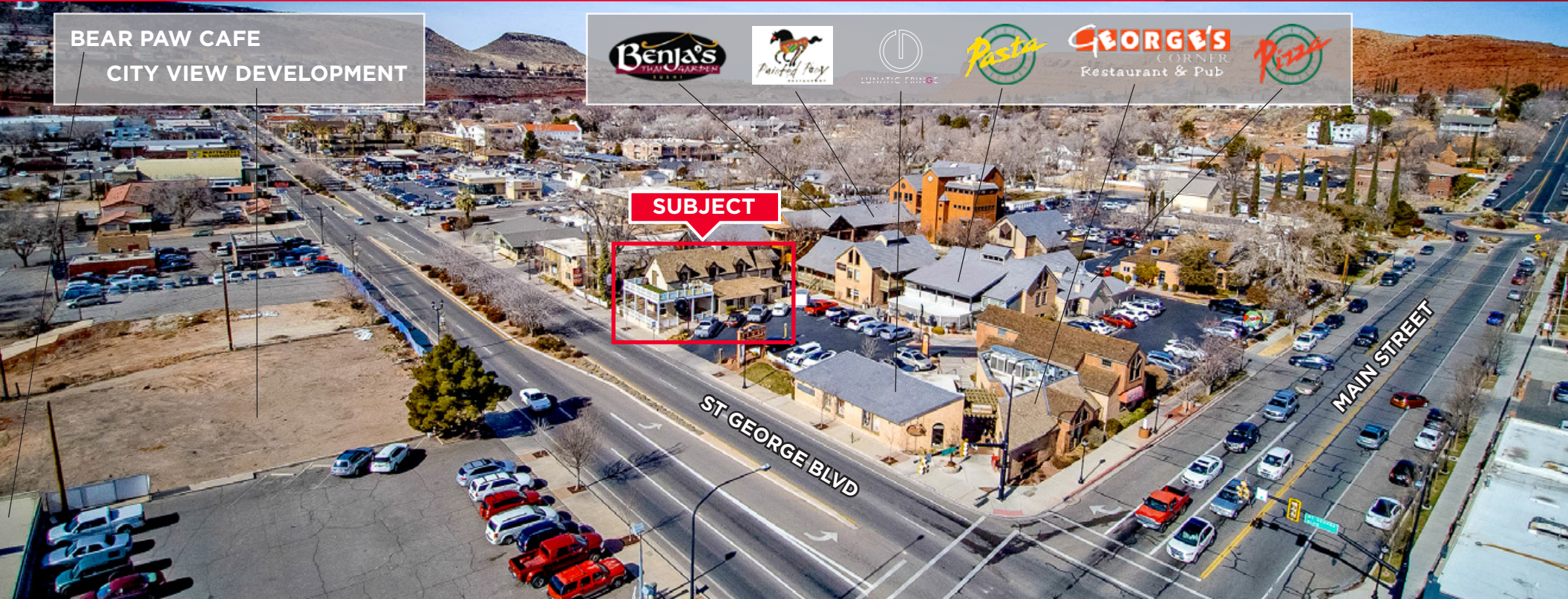




FOR SALE

# Rare Ancestor Square Building Available For Purchase

46 West St. George Blvd, #3 / St. George, Utah 84770



## Property Highlights

- Historic Hardy House
- Sales Price: \$479,000
- Total SF: 2,970
- 2-offices upstairs, 2-offices downstairs, 2-bathrooms on the main level
- Retail/Restaurant/Office space available in historic Ancestor Square
- Great location in the heart of downtown
- Co-Tenants include: George's Corner, Painted Pony, Benja's, Pasta Factory, Cushman & Wakefield, Lunatic Fringe, Sotheby's and the new City View Project that is just beginning construction across the street.
- Frontage and signage on St. George Blvd.
- Priced to sell!

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The largest historical building in Ancestor Square is often called Sheriff Hardy's House. It faces the Boulevard and, like the Gardner's Club, has a historical marker. August P. Hardy served as sheriff from 1877 to 1883. His home has been remodeled several times and has served as a restaurant, law office, and other commercial purposes. Notwithstanding the remodels, it has maintained its original 12" to 18" adobe walls. The bullet hole in the door was made by a member of the vigilante group who came in from Leeds to hang a prisoner held in the jail. It was originally located on the back side of the home.



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