

PROVO OFFICE/RETAIL WITH FENCED YARD FOR SALE



PROPERTY INFORMATION

- 5,265 SF OFFICE/RETAIL WITH FENCED YARD
- CURRENTLY USED AS AUTO DEALERSHIP
- OWNER'S RESIDENCE ON SITE; (3) BEDROOM, (2) BATH, (1) KITCHEN, (1) COMMERCIAL KITCHEN, LARGE GARAGE & NEWLY CEMENTED YARD SPACE
- SITE SIZE: 0.58 ACRE
- YEAR BUILT: 1955
- COMMERCIAL ZONING
- STATE STREET FRONTAGE
- EASY ACCESS TO I-15

DEMOGRAPHICS

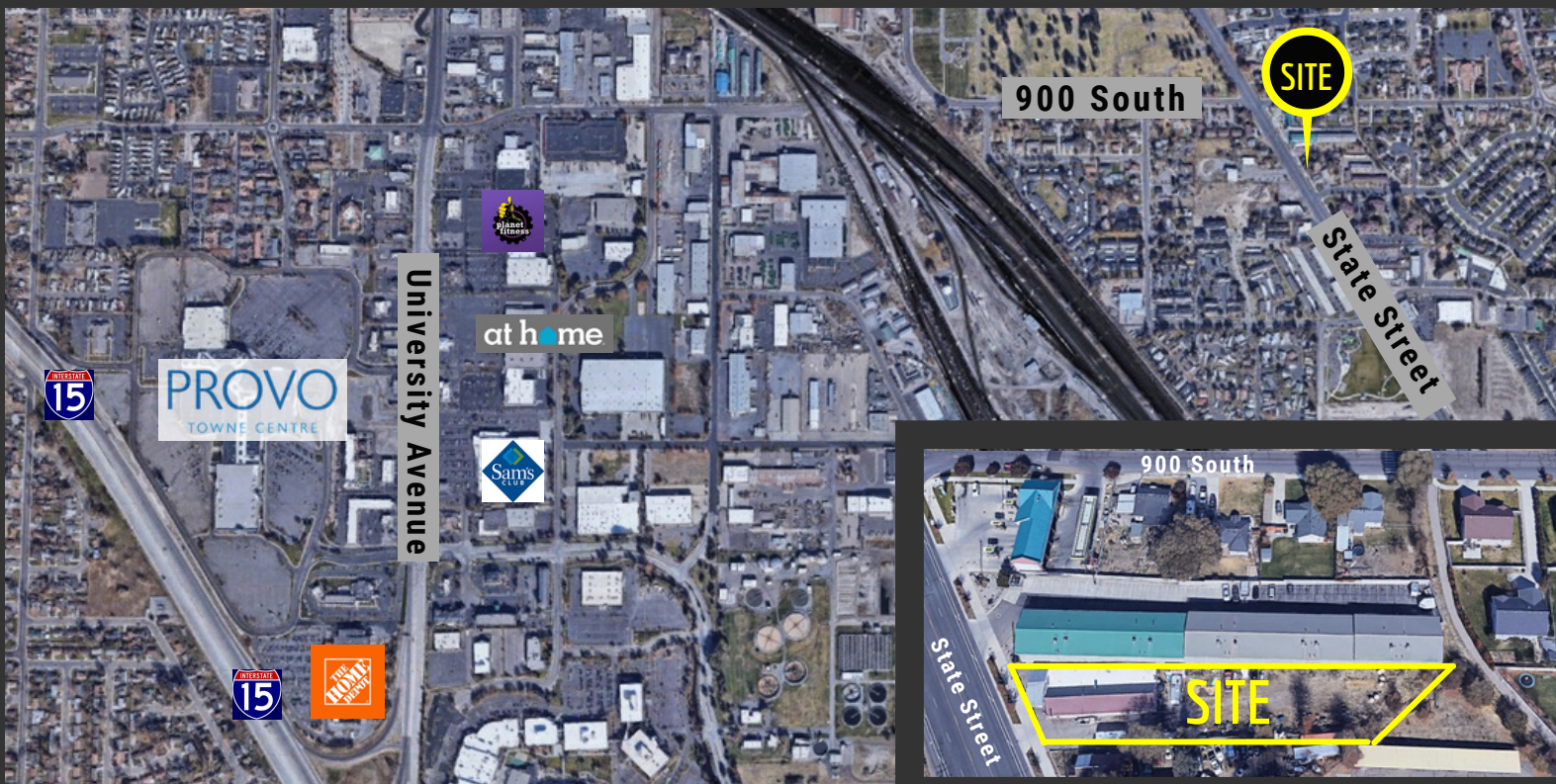
	1 MILE	3 MILE	5 MILE
POPULATION	13,574	94,086	157,692
HOUSEHOLDS	4,717	28,351	48,382
AVG HOUSEHOLD INCOME	\$42,106	\$43,236	\$51,667

TRAFFIC COUNTS

300 SOUTH: 17,000 AVERAGE ANNUAL DAILY TRAFFIC
STATE STREET: 27,000 AVERAGE ANNUAL DAILY TRAFFIC

PURCHASE PRICE : \$1,050,000.00

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The information while not guaranteed, was obtained from sources we believe to be reliable.

CONTACT
801.361.9798

SAM CHRISTENSEN | SAM.CHRISTENSEN@CRCNATIONWIDE.COM