

STONE COTTAGE OFFICE BUILDING

4137 HIGHWAY 224, PARK CITY UTAH



OFFERED AT \$850,000

MARIAN CROSBY
REALTOR®

marian@mariancrosby.com
(435) 640-1621
bhhsutah.com

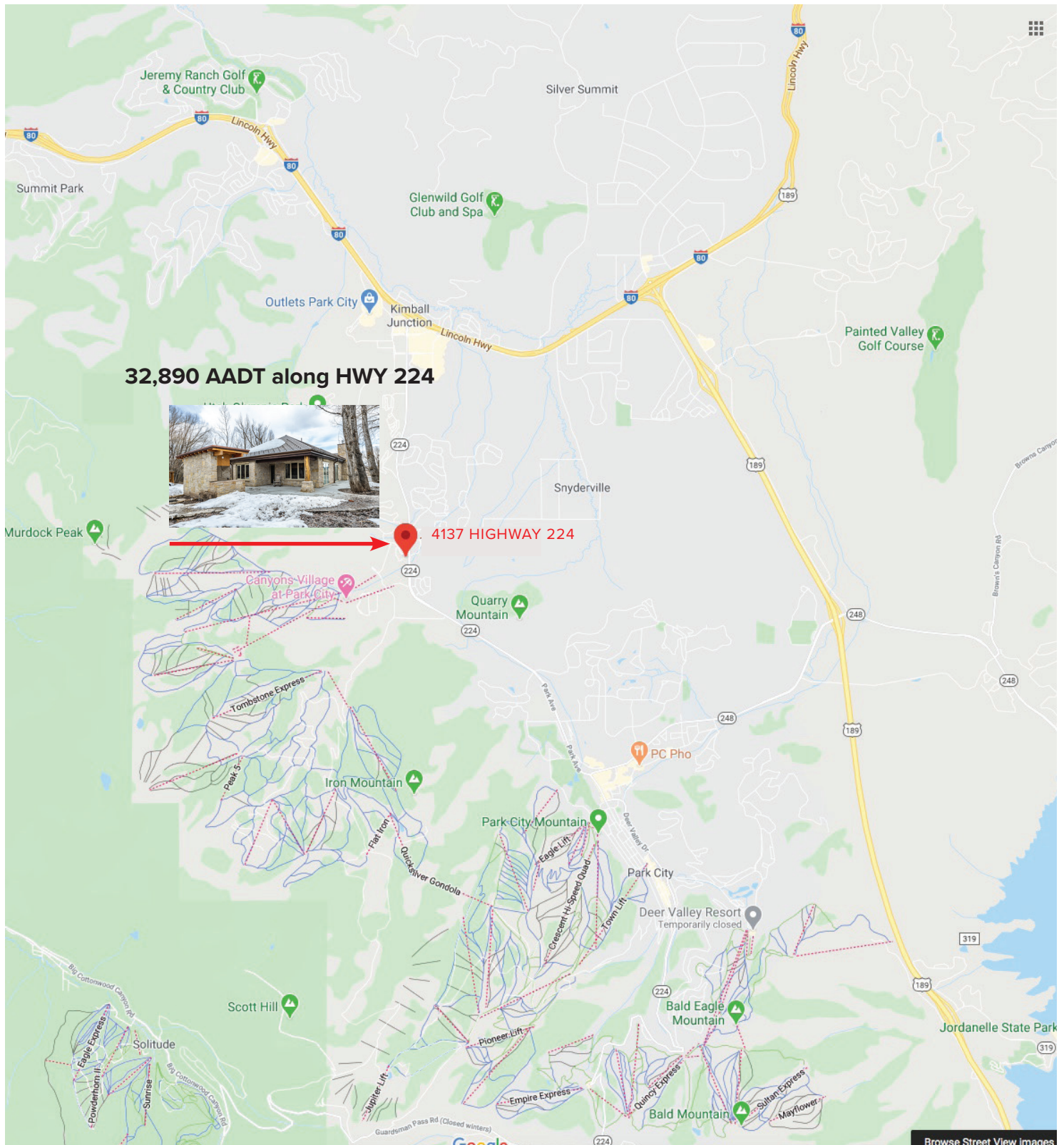


JAN WILKING
CCIM, Associate Broker

janwilking@gmail.com
(435) 901-1985
bhhsutah.com

OVERVIEW

Located on Highway 224, Ideally situated equal distance between historic Park City Main Street and 1-80 at Kimball Junction.



PLANS AVAILABLE TO FINISH INTERIOR

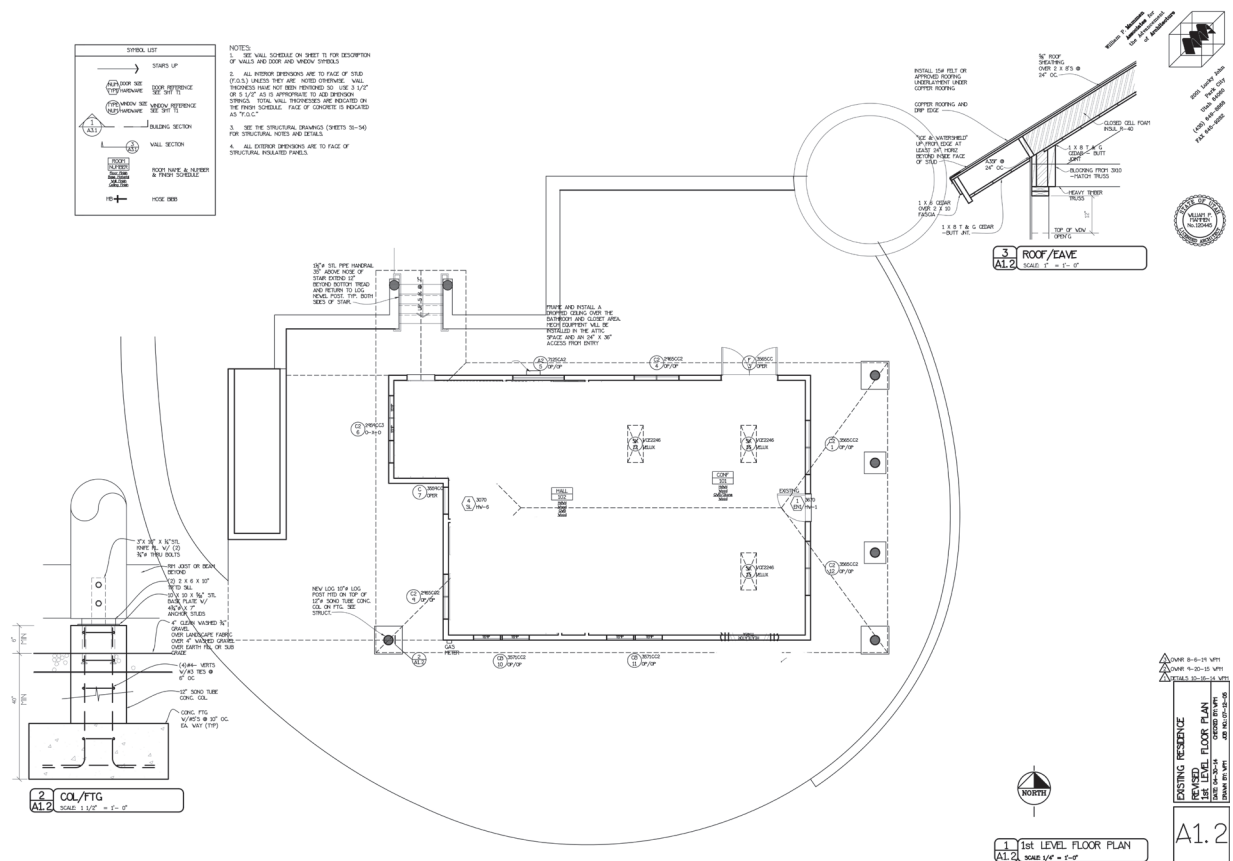
HIGHWAY 224

JACK JOHNSON COMPANY

CURVE TABLE			
CHORD	ANGLE	ARC	AREA
10.00	90.00	15.71	15.71
20.00	90.00	31.42	31.42
30.00	90.00	47.12	47.12
40.00	90.00	62.83	62.83
50.00	90.00	78.54	78.54
60.00	90.00	94.25	94.25
70.00	90.00	109.96	109.96
80.00	90.00	125.66	125.66
90.00	90.00	141.37	141.37



OVERVIEW

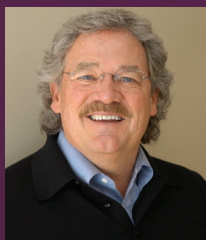


- OWNER/USER - INVESTMENT
- FREE STANDING OFFICE ON .37 ACRE
- 1215 SF
- RENOVATED HISTORIC PROPERTY
- PLANS AVAILABLE TO FINISH INTERIOR
- BUILT IN 1930
- DIRECT ACCESS FROM HWY 224
- PRIVATE PARKING 8 SPACES
- NEW STONE SIDING
- NEW COPPER ROOF
- NEW PEG & BEAM INTERIOR CEILING BEAMS
- FINISHED WOOD CEILING
- NEW PATIO WITH STONE WALL
- MATURE LANDSCAPING / GRASS COVERED LOT
- POND WITH WATERFALL FEATURE
- CUSTOM HAND PEELED EXTERIOR LOG POSTS
- PERFECT FOR SMALL BUSINESS OFFICE OR AN EVENT CENTER.



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