

BRIGHAM CITY RETAIL/WAREHOUSE AVAILABLE FOR SALE OR LEASE



ADDITIONAL PROPOSED RETAIL PAD INCLUDED!

OWN FOR LESS THAN LEASING!!

PROPERTY INFORMATION

- 85,000 SF RETAIL/WAREHOUSE
- MAIN LEVEL: 72,000 SF
- SECOND LEVEL: 13,000 SF
- SITE SIZE : 7.83 ACRES
- AMPLE SHOP & STORAGE SPACE
- MAIN LEVEL CEILING HEIGHT : 26'
- (2) DOCK HIGH BAY DOORS
- AMPLE YARD & LOADING SPACE
- ABUNDANT PARKING : 4.86/1,000 SF
- MULTIPLE ACCESS POINTS
- POTENTIAL USE : RETAIL/SHOPPING, OFFICE, AUTO SALES
- HIGHLY VISIBLE ALONG BUSY MAIN STREET
- EASY ACCESS TO HWY 89 & 91 AND I-15

FINANCIAL INFORMATION

PURCHASE PRICE : \$5,950,000.00

DOWN PAYMENT: 10%

INTEREST RATE: 5%

PAYMENT : \$22,312.50

LEASE RATE : \$0.28/SF MONTH NNN

DEMOGRAPHICS

POPULATION :	23,594
HOUSEHOLDS :	7,755
AVERAGE HOUSEHOLD INCOME :	\$73,581
TRAFFIC COUNTS ON MAIN STREET :	19,252 AADT

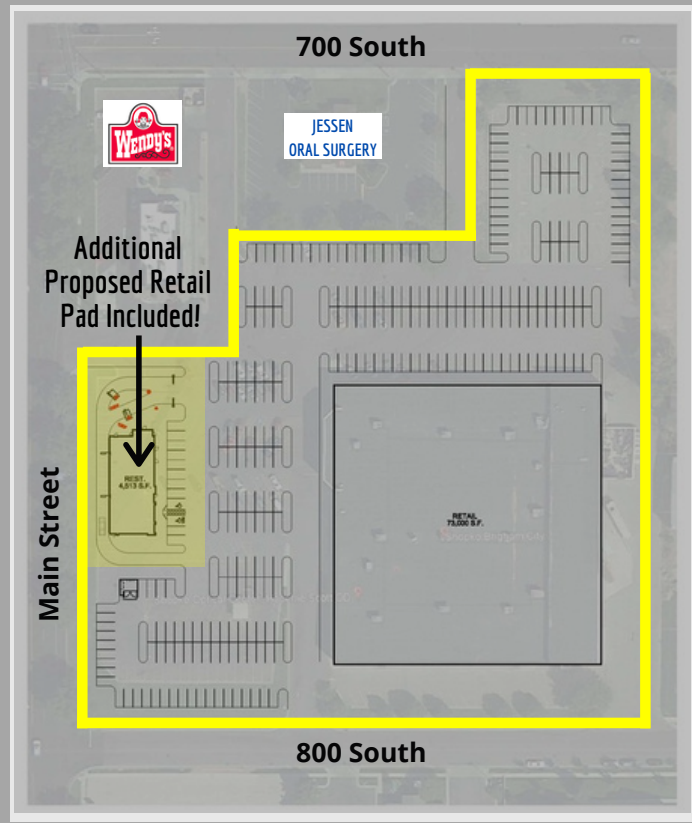
For Details Contact:

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COMMERCIAL REAL ESTATE CONSULTANTS



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
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