



CRC NATIONWIDE

148 S. VERNAL AVENUE, VERNAL, UTAH 84078

PROFESSIONAL OFFICE PLAZA FOR SALE



PROPERTY INFORMATION

- 6,000 SF TOTAL BUILDING
- SUITE 101: 2,500 SF
ABH LAW FIRM: \$30,000.00 NNN
- SUITE 102: 1,300 SF
EXECUTIVE OFFICES: \$1,500/MO GROSS
- SUITE 103: 1,300 SF
VACANT OFFICE SPACE
- 900 SF OF STORAGE
- BUILT IN MAY 2007
- SITE SIZE: 0.63 ACRES

SALE PRICE REDUCED!

~~\$875,000.00~~
\$750,000.00

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,265	18,462	23,208
TOTAL HOUSEHOLDS	1,376	6,051	7,467
AVG. HOUSEHOLD INCOME	\$64,566	\$71,657	\$73,062

TRAFFIC COUNTS

MAIN STREET: 27,125 ANNUAL AVERAGE DAILY TRAFFIC

VERNAL AVENUE: 2,430 ANNUAL AVERAGE DAILY TRAFFIC

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**COSTAR
POWER BROKER AWARD**
TOP FIRM
2010, 2011, 2012, 2013,
2014, 2015, 2016, 2017

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