



cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS

4 WEST MAIN STREET, VERNAL, UTAH 84078



- Retail/Office Building: 26,450 SF
- Main Street Corner Frontage
- Central Location in Vernal
- Close Proximity to Retail, Restaurants and City Buildings
- Ample Parking
- Great Investment Opportunity
- Cap Rate: 13% Proforma

SALE PRICE REDUCED!!!

~~\$1,400,000.00~~

\$1,200,000.00



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Demographics

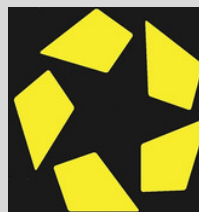
	1 Mile	3 Mile	5 Mile
Population	8,779	21,775	30,318
Households	3,099	7,315	9,946
Avg. Household Income	\$56,765	\$63,724	\$66,652

Traffic Counts

Main Street: 23,716 Annual Average Daily Traffic
 Vernal Avenue: 3,590 Annual Average Daily Traffic

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COSTAR
POWER BROKER AWARD
 TOP FIRM IN SALES & LEASING
 2010, 2011, 2012, 2013, 2014, 2015, 2016