



cRc Nationwide

COMMERCIAL REAL ESTATE CONSULTANTS



4 & 54 WEST MAIN STREET, VERNAL, UTAH 84078



Investment Portfolio

- Retail/Office/Motel/Restaurant Buildings: 44,509 SF
- Central Location in Vernal
- Close Proximity to hospital and City Buildings
- Ample Parking
- 1.33 Acres on Main Street Frontage
- Great income producing properties with upside!

SALE PRICE REDUCED!!!

~~\$2,750,000.00~~

\$2,300,000.00



SAM CHRISTENSEN
 SAM.CHRISTENSEN@CRCNATIONWIDE.COM
 CORY MARTIN
 CORY.MARTIN@CRCNATIONWIDE.COM

801.617.1700



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



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26 WEST MAIN STREET, VERNAL, UTAH 84078



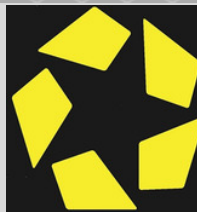
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Demographics

	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

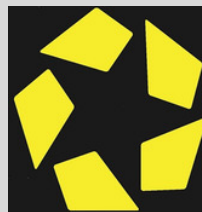
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