

## BRIGHAM CITY RETAIL/WAREHOUSE AVAILABLE FOR SALE OR LEASE



### 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 : 20'
- (2) DOCK HIGH BAY DOORS
- AMPLE YARD & LOADING SPACE
- ABUNDANT PARKING : 4.86/1,000 SF
- COLUMN SPACING: 36' X 40'
- POTENTIAL USE : RETAIL/SHOPPING, OFFICE, AUTO SALES
- HIGHLY VISIBLE ALONG BUSY MAIN STREET
- EASY ACCESS TO HWY 89 & 91 AND I-15

### FINANCIAL INFORMATION

#### **OWN FOR LESS THAN LEASING!!**

PURCHASE PRICE : \$4,950,000.00

DOWN PAYMENT: 10%

INTEREST RATE: 5%

PAYMENT : \$18,750.00

LEASE RATE : \$0.25/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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