

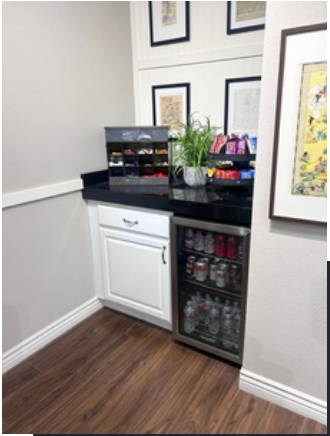
Well-Located Orem Office Property

MULTI-USE PROPERTY | EASY I-15 ACCESS | BEAUTIFUL OFFICE



1215 S Main Street, Orem

PROPERTY HIGHLIGHTS



- Price: \$569,500
- 2,195 Square Feet (Split evenly between main level and lower level)
- Standalone building
- Fantastic Location for Various Retail Uses or Professional Office
- Zoning: Planned Development (Same as University Mall and Most Shopping Along University Parkway) – Designed to allow flexible, mixed-uses.
- Parking: 10 Designated off-street parking spaces (More parking along street directly to west as needed)
- Very good visibility: Ideally located on Orem Main Street next to a 4-way stop. Owner has had a lot of high-quality walk-in traffic over the years
- Lit sign on north side of property
- Opportunity for owner/user, partial owner/user with mix of tenants, or, a full investment with multiple tenants
- Furniture: Seller willing to include some of the furniture and an ATV/Snowplow to use for clearing the parking lot via separate bill of sale at closing. Appliances also Included
- Originally built 1960, but has been nicely remodeled inside (see pics)

This historic home is part of the Rowley Farm

MULTI TENANT BUILDING

Main Level Tenant 1

- Tenant has been there since 2017
- Leases southeast office, shared conference room, reception and bathroom
- \$1,200/mo full-service
- Lease is month-to-month
- Open Concept

Main Level Tenant 2

- Sellers space – Currently Occupies main office at entrance, small second office, 1 office in the basement, and shared reception, bathroom, and conference room
- Opportunity to replace seller with a new tenant and create a full rental property
- Opportunity for buyer to come in and occupy whatever space is needed for their own business, and rent out the balance to help cover the mortgage
- Seller willing to stay in space until December 2026



Executive Suite

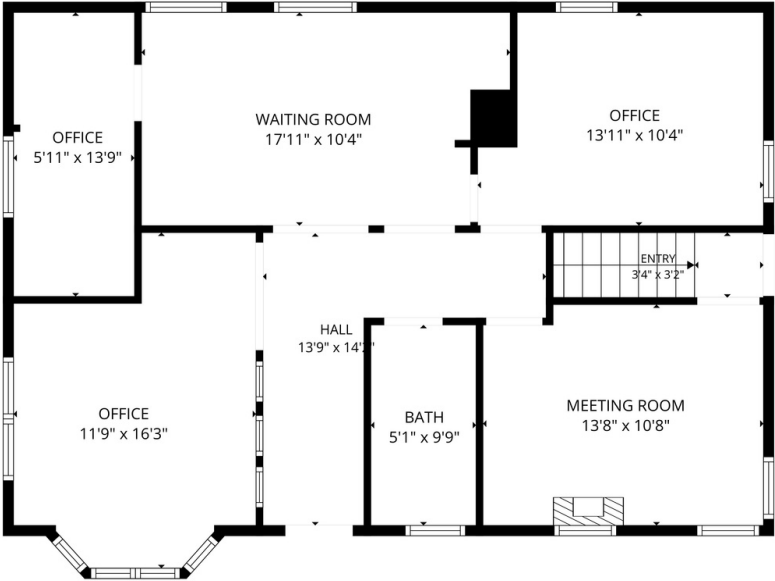
- Separate private entrance to lower-level executive suite
- Current occupant has leased the space on a month-to-month basis since 2022
- Current lease rate is \$1,000/month full-service, including utilities and operating expenses
- Existing configuration includes multiple private rooms, kitchenette area, restroom, and flexible common area/workspace
- Potential opportunity for additional supplemental income, with the full lower-level executive suite configuration estimated to support lease rates of approximately \$1,500/month or more depending on use and terms

Property Expenses

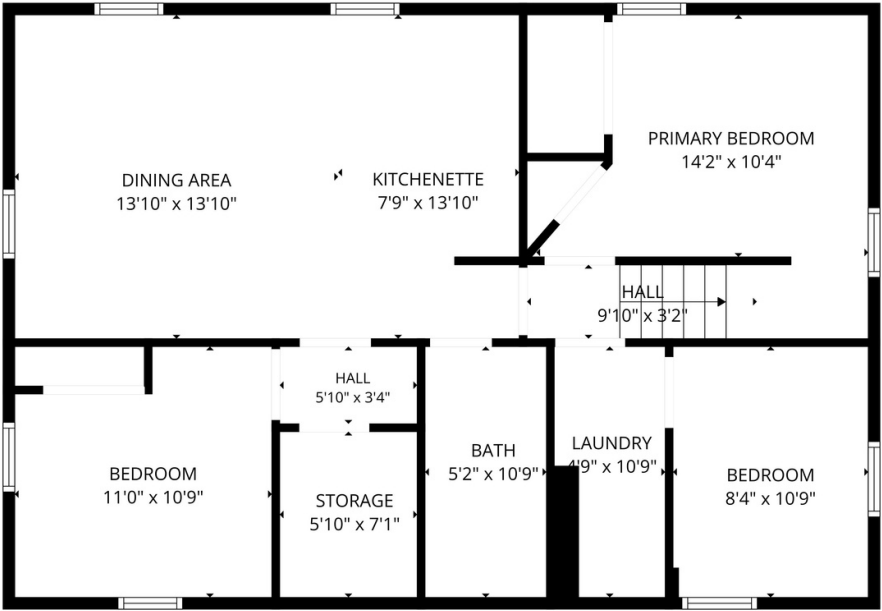
\$950/mo average between 2024 and 2025 – Includes taxes, insurance, utilities, internet, and common area maintenance (Neighbor currently maintenance lawn and trimming for \$200/mo). This average included a new \$3000 water heater replaced.



Floorplan

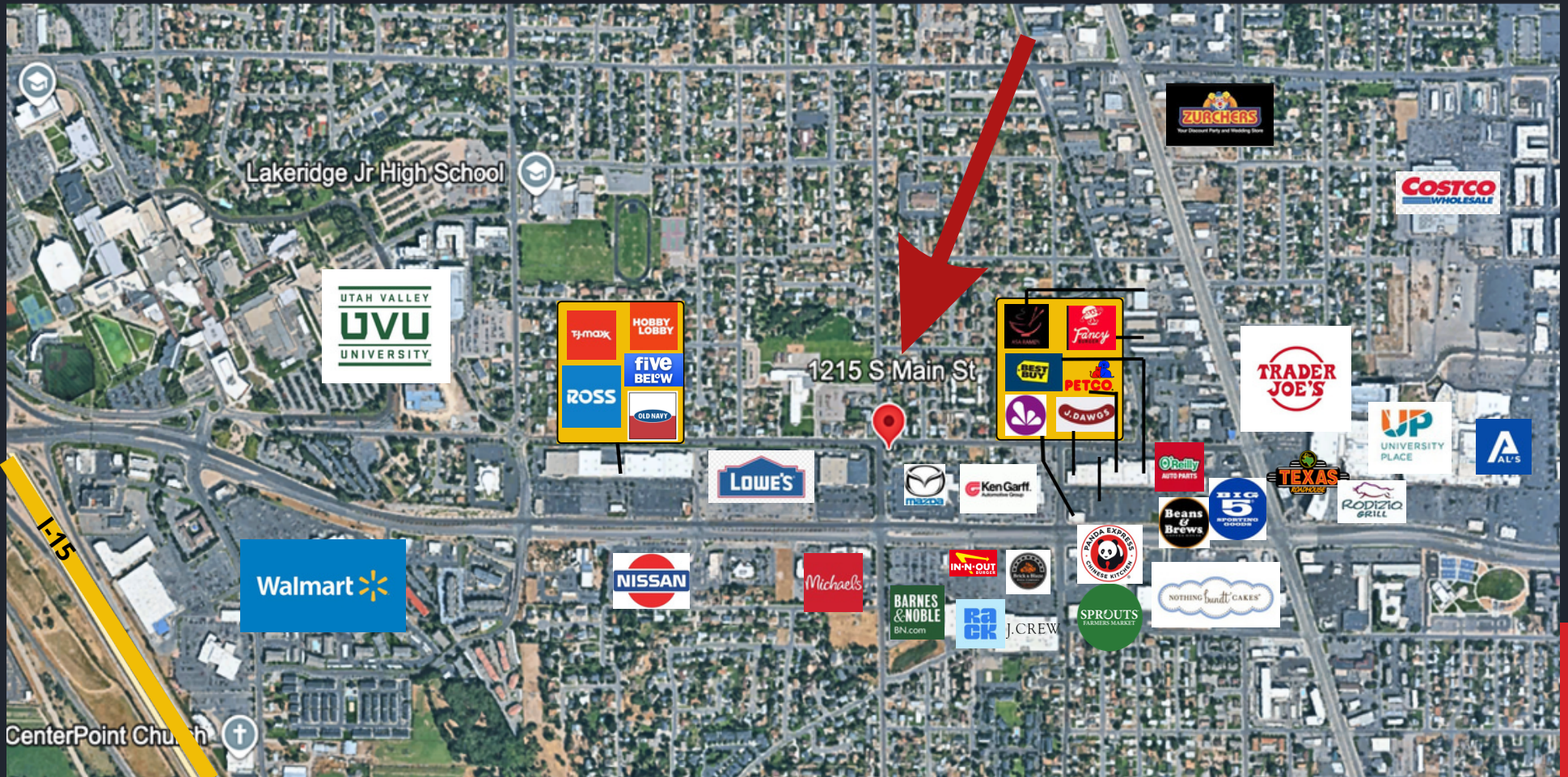


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

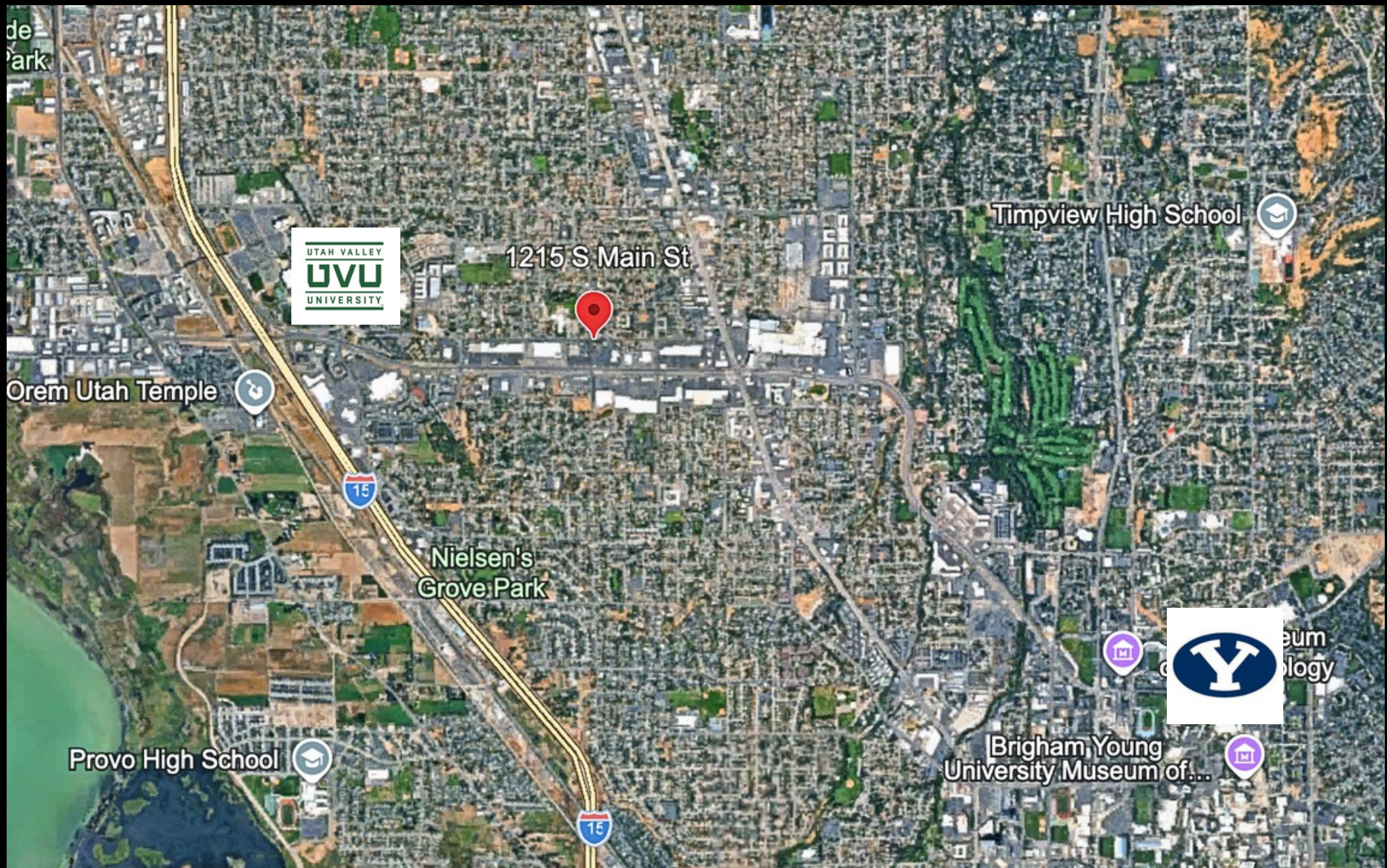


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AERIAL VIEW



AERIAL VIEW



**CONTACT US TODAY
FOR A PRIVATE TOUR!**

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****Do Not Disturb Tenants Showing by Appointment only**