

242 N University Ave | Provo, UT

FOR SALE



PROPERTY HIGHLIGHTS

- 15,768 SF
- Two Story Commercial Building
- Frontage on University Ave (32,000 AADT - UDOT 2024)
- 16 Off Street Parking Stalls
- Direct Access From 200 N
- Month-to-Month Leases in Place for Flexibility

PURCHASE PRICE:
\$3,600,000



ANDERSON CRG
COMMERCIAL REALTY GROUP

3768 N University Ave. Suite 204
Provo, Utah 84604
www.andersoncrg.com

Caden Bryan

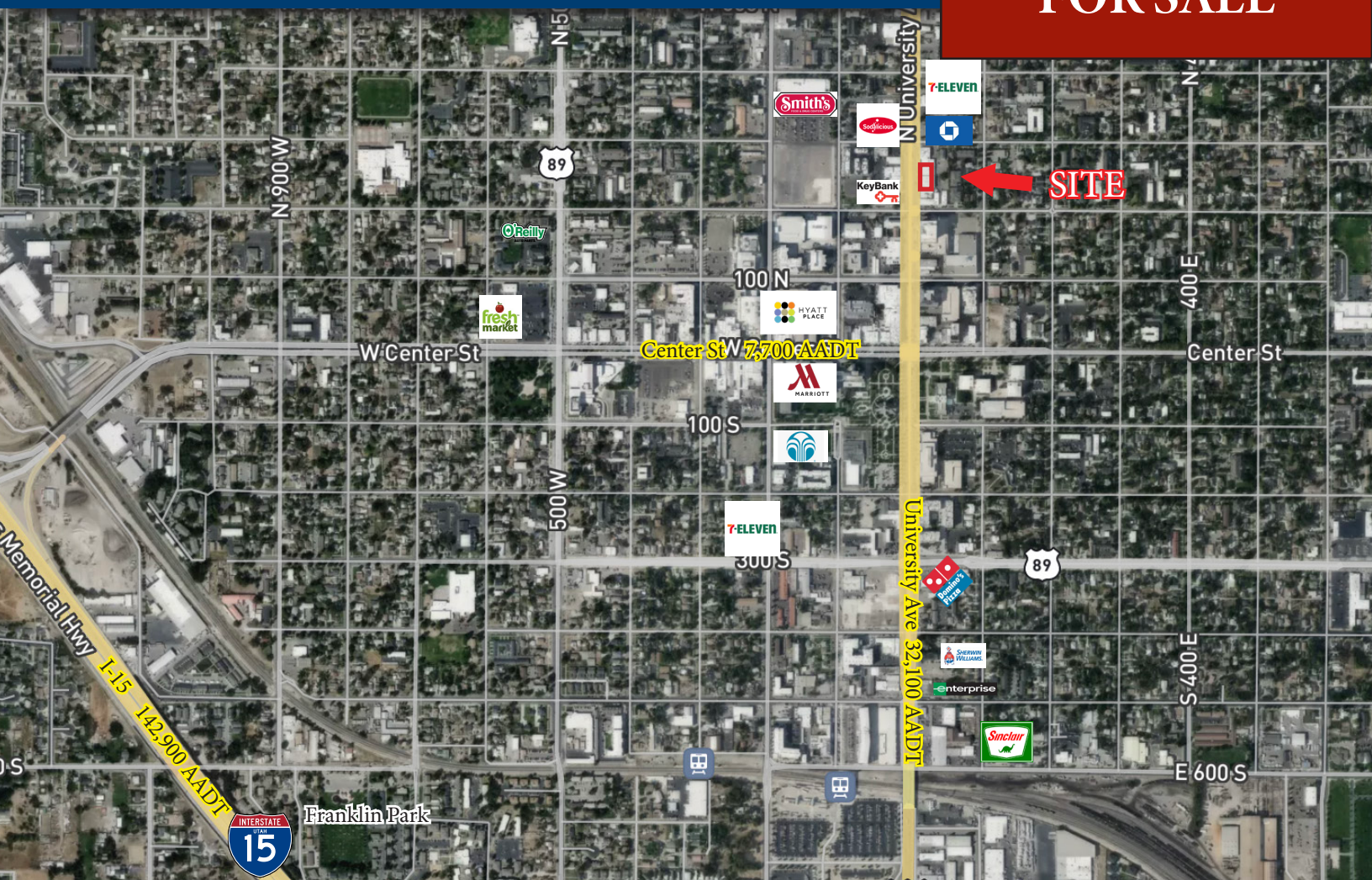
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(435) 881-7294

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty of representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

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DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population			
2024	38,526	117,335	177,784
Households			
2024	12,826	35,340	54,602
Income			
2024 Median	\$48,353	\$63,116	\$71,123



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