

Orem Office/Retail - Value Add

845 N State Street | Orem, UT

FOR SALE



PROPERTY HIGHLIGHTS

- .77 Acres
- 9,287 Square Feet of Office/Retail
- 81% Leased
- Existing Cap Rate - 4.50%
- ProForma Cap Rate - 8.22%
- 46,172 AADT on State Street
- 37,498 AADT on 800 North
- Right in Right out Access
- Great Value-Add Opportunity!

SALE PRICE:

~~\$1,900,000~~

\$1,700,000



ANDERSON CRG
COMMERCIAL REALTY GROUP

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

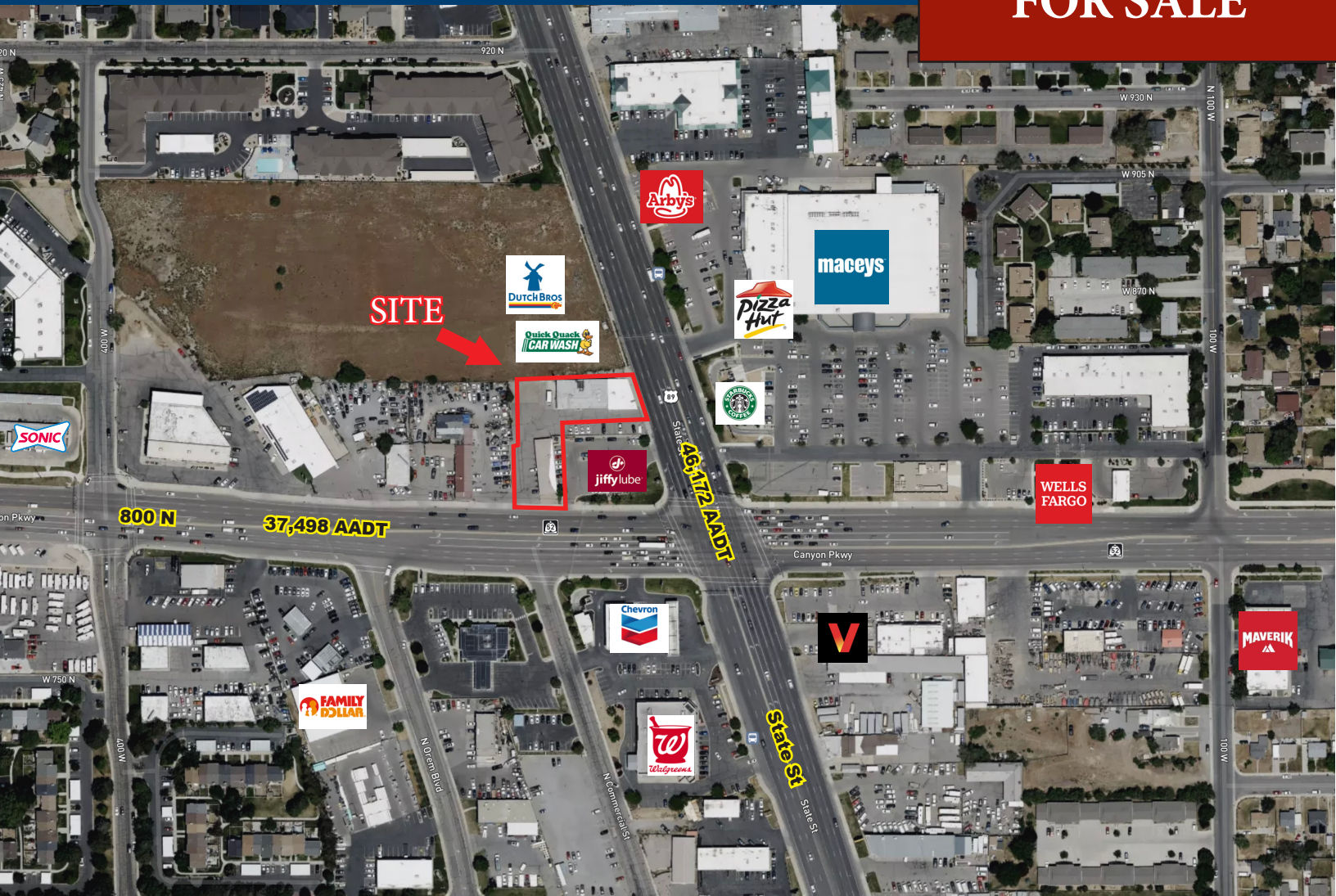
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The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or 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
Households			
2023	7,519	32,079	58,879
Population			
2023	22,529	102,699	191,333
Income			
2023	\$77,483.61	\$86,238.83	\$85,292.45



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