

# TOP FLOOR OFFICE CONDO FOR SALE IN PRESTIGIOUS COURTYARD AT JAMESTOWN

IDEAL LOCATION SITUATED MINUTES FROM BYU PROVO

**CORE** UTAH  
REAL ESTATE

3651 North 100 East, Suite 350 & 375, Provo UT

# PROPERTY HIGHLIGHTS



- Price: \$770,000
- Size: 3,846 Square Feet
- Top Floor – Beautiful Views throughout
- Year Built: 1998
- Located in beautiful Jamestown Office Park just north of BYU and Riverside Golf Course
- Well-maintained including new flooring
- Available as owner-user or investment space immediately
- Unit includes it's own monument sign out front for listing tenant names
- Unit includes large signage placard on left upon entering the main lobby



## Property Details

- 8 Large Exterior Offices with plenty of natural lighting
- 3 Interior Offices
- 1 Large Conference Room
- Copy Room
- Reception Desk



## Owner-User/Investment Opportunity

### Various Opportunities:

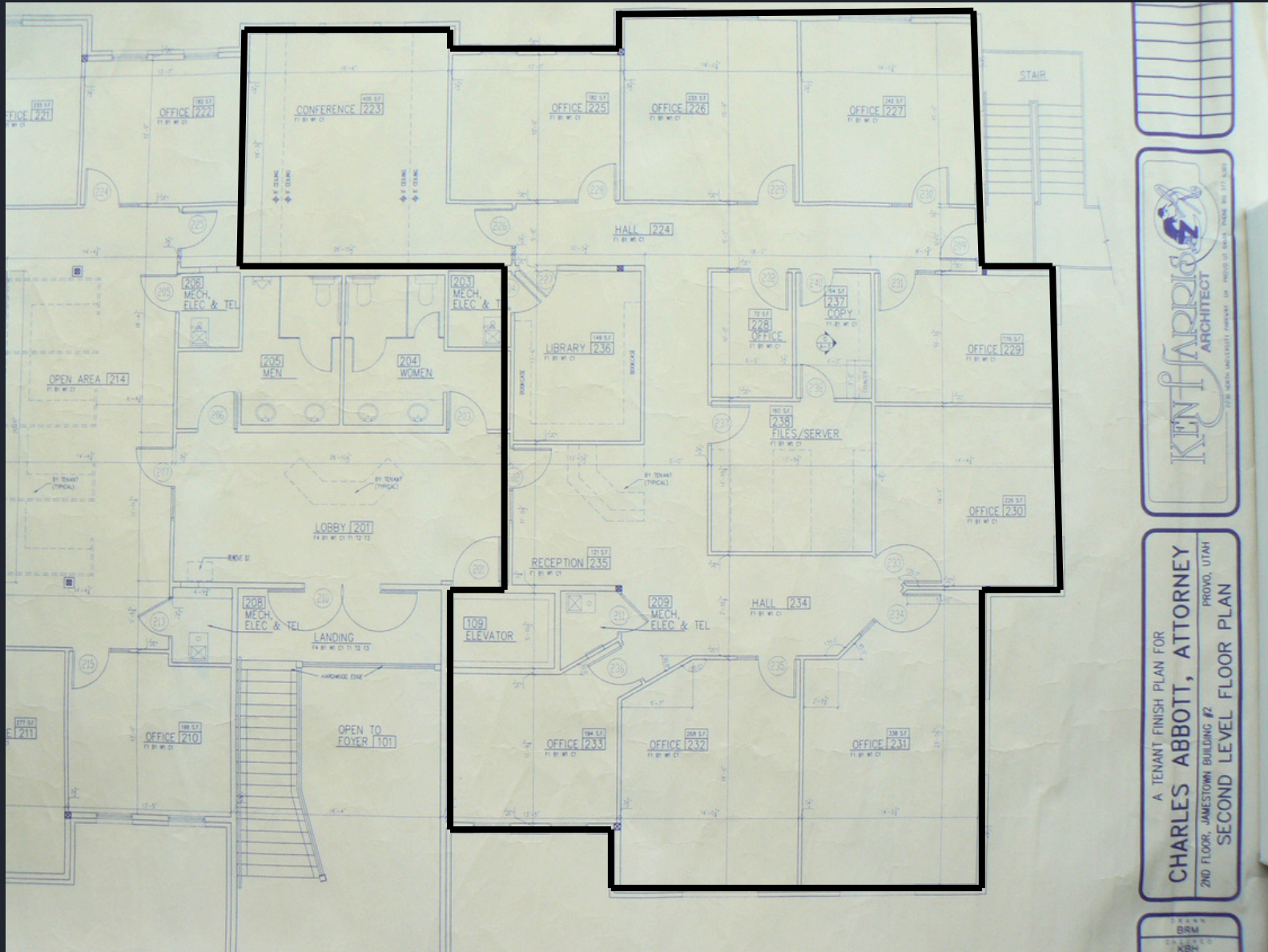
- Purchase and move into space for your own business (all tenants are mo/mo) and make this an owner/user space
- Purchase and move into one or a few offices, and keep cashflow from other offices
- Purchase and rent out remaining offices and maximize as an investment
- In any situation, can likely keep the virtual tenants in-place (More detail below)

Space is leased to a mix of mo/mo tenants and virtual tenants. A buyer can keep any number of these tenants, including about \$1,200/mo of rent income from virtual tenants. As of the posting of the listing, there is approximately \$6,100/mo gross rent income (Or about \$73,200/year).

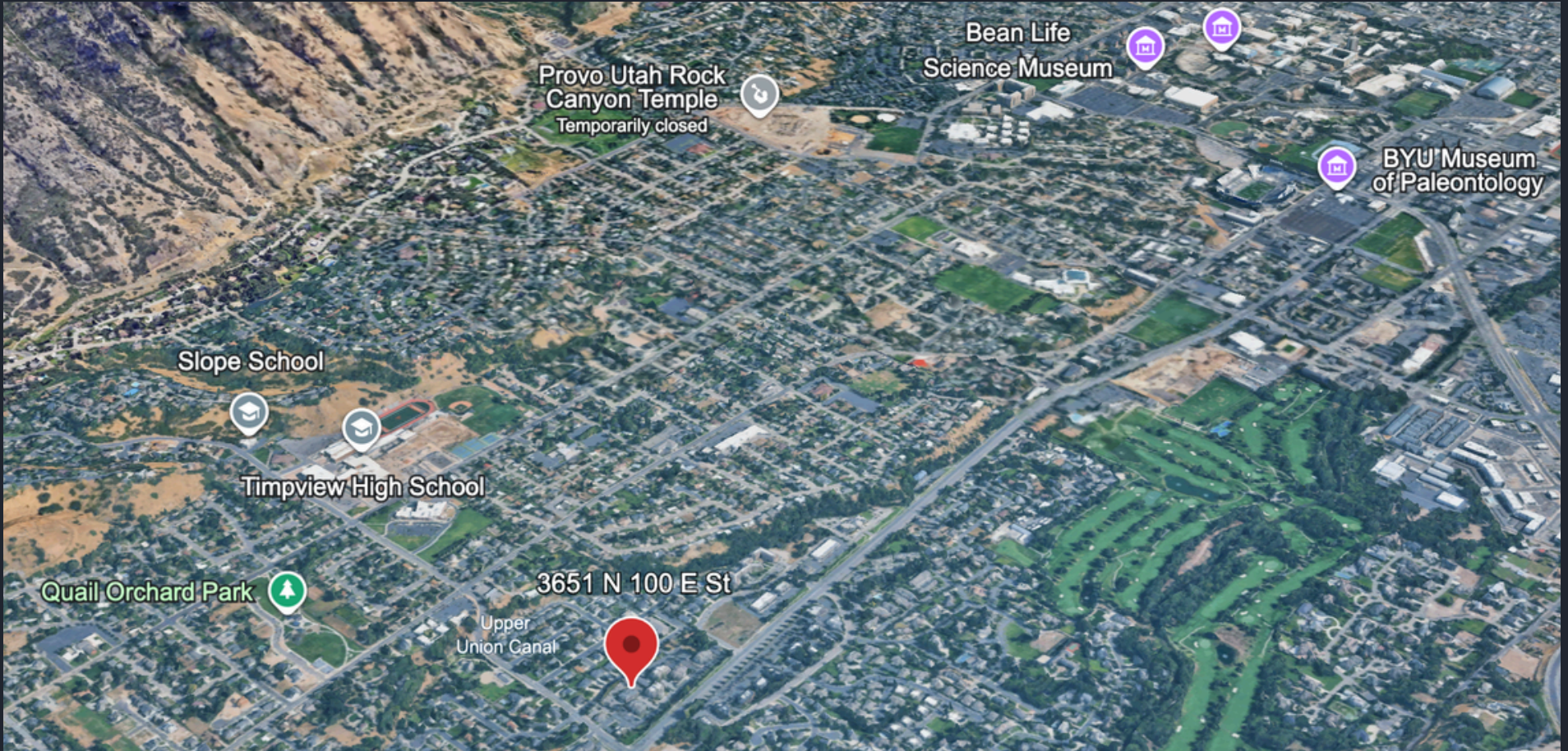
Operating expenses currently paid by owner of janitorial, taxes, utilities, CAMS/HOA, and Google Fiber, are approx \$23,630/year. Upon closing, seller will be vacating one large office, and there is one other office available for lease. The three interior offices are currently used for other purposes and not rented out.



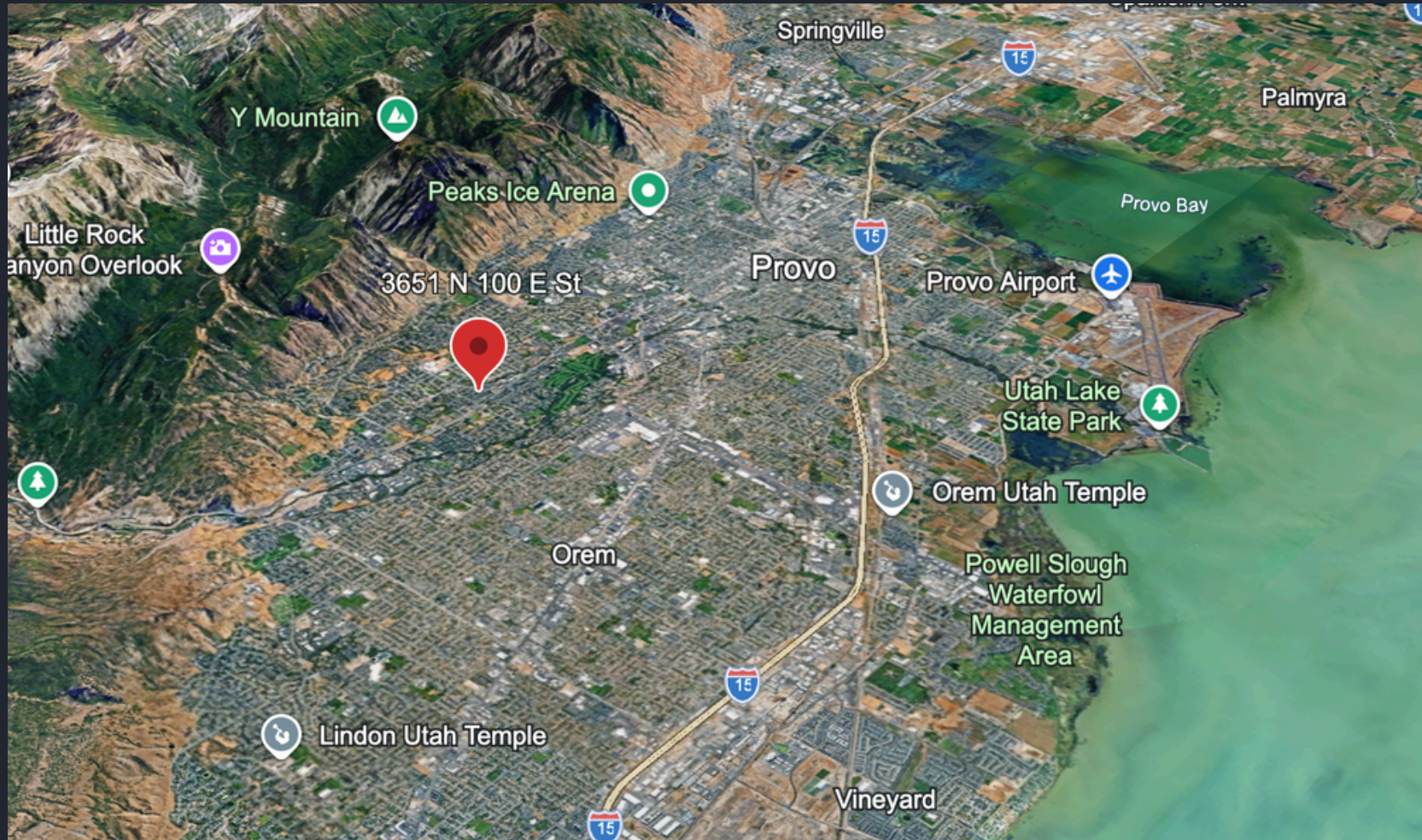
# FLOORPLAN



# AERIAL VIEW



# AERIAL VIEW



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

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