

INDUSTRIAL FOR SALE

RARE OWNER-USER/INVESTMENT OPPORTUNITY

kw UTAH REALTORS
KELLER WILLIAMS



79 West 3100 North, Hyde Park, UT 84318



PROPERTY DESCRIPTION

Rare owner-user/investment opportunity! Well-located 12,000 SF industrial building on 0.94 acres just off Main Street in Hyde Park. The property is divided into four industrial suites, with Units A and C becoming available at the end of July 2026, offering immediate occupancy potential. Advanced Garage Door occupies Unit B with approximately 8 years remaining on its lease, while ES Solar occupies Unit D, providing dependable rental income. An ideal opportunity for an owner-user to offset occupancy costs with existing tenants or for an investor to lease the remaining suites and maximize cash flow. Contact us today for more details! Square footage figures are provided as a courtesy estimate only and were obtained from County Records. Buyer is advised to obtain an independent measurement.

PROPERTY HIGHLIGHTS

- Rare Owner-User or Investment Opportunity
- 12,000 SF Industrial Building on 0.94 Acres
- Prime Hyde Park Location Just Off Main Street
- Units A & C Available for Occupancy in July 2026
- Existing Rental Income with Two Established Tenants
- Offset Occupancy Costs or Maximize Cash Flow

OFFERING SUMMARY

Sale Price:	\$1,990,000
Lot Size:	0.94 Acres
Building Size:	12,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	14	59	840
Total Population	42	171	2,434
Average HH Income	\$96,922	\$91,994	\$94,660

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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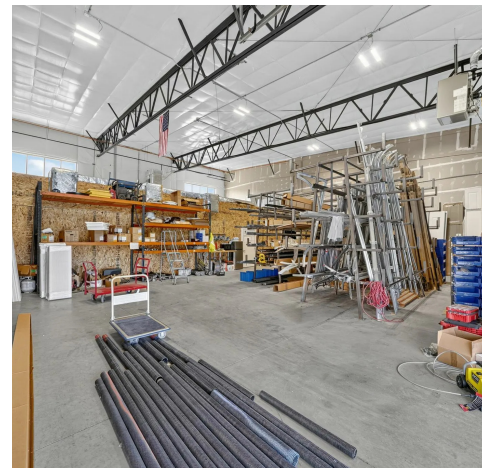
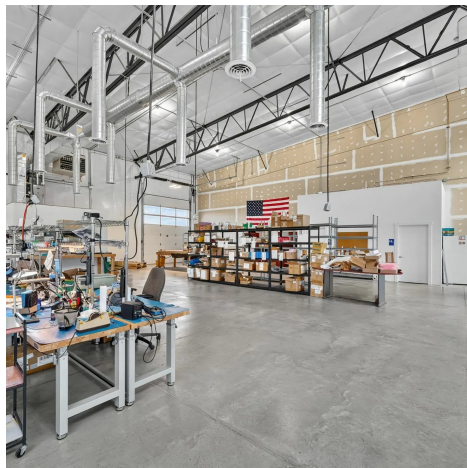
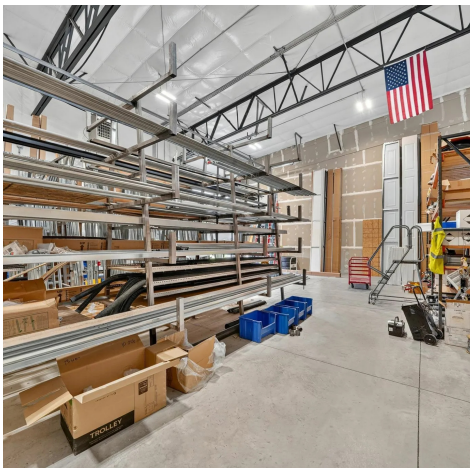
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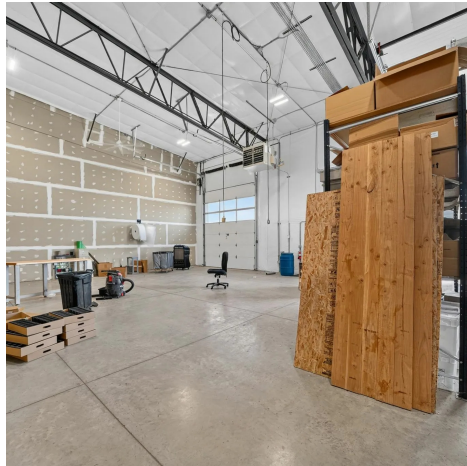
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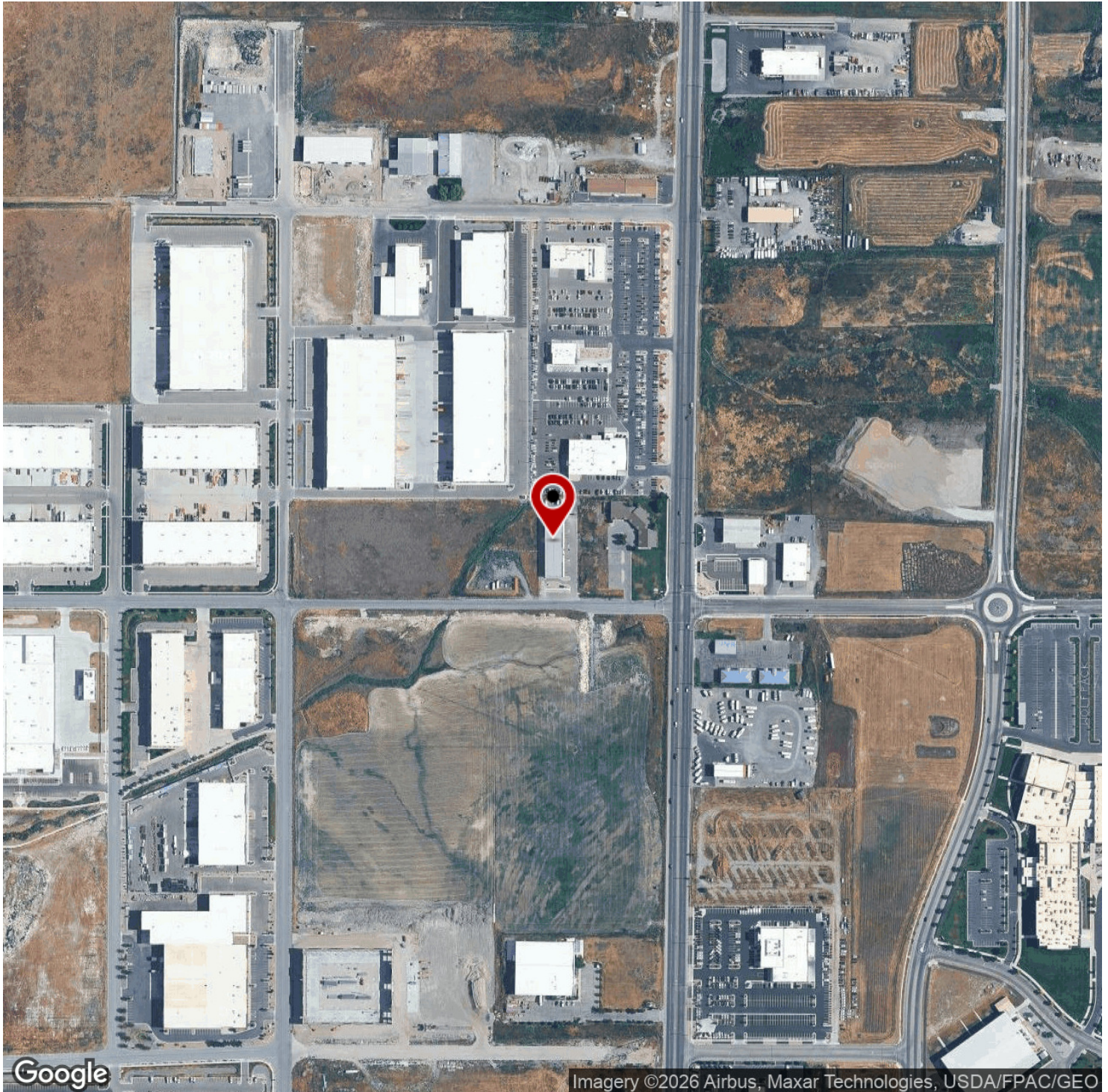
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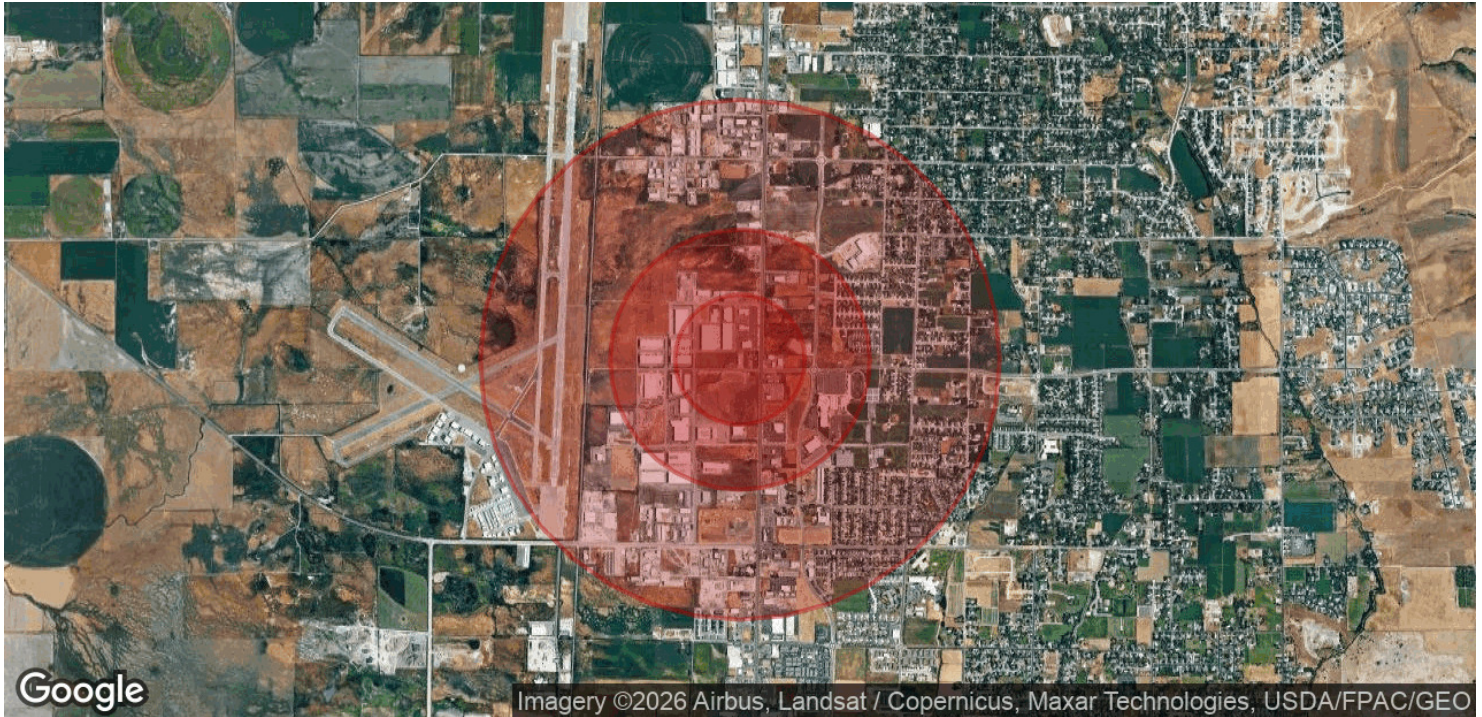
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	42	171	2,434
Average Age	35.0	34.4	29.8
Average Age (Male)	33.8	33.2	28.3
Average Age (Female)	36.9	36.3	32.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	14	59	840
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$96,922	\$91,994	\$94,660
Average House Value	\$384,709	\$367,983	\$388,050

2023 American Community Survey (ACS)

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