

Springville Office/Warehouse

2208 W 700 S | Springville, UT

PRICE
REDUCED

FOR SALE



PROPERTY HIGHLIGHTS

- Office to Warehouse ratio is 50:50
- 9,245 SF Office Space
- 9,224 SF Warehouse
- 1.101 Acres
- Radiant floor heating (office and warehouse)
- Large floor-to-ceiling windows
- Electronic security to each office
- Wired stereo system
- Glass offices
- Two conference rooms
- Outdoor patio deck
- Large private executive offices

PURCHASE PRICE:

~~\$6,191,810~~

\$5,310,000

(\$325/SF OFFICE)

(\$250/SF WAREHOUSE)



ANDERSON CRG
COMMERCIAL REALTY GROUP

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

Chase Bryan

President/Principal Broker
chase@andersoncrg.com

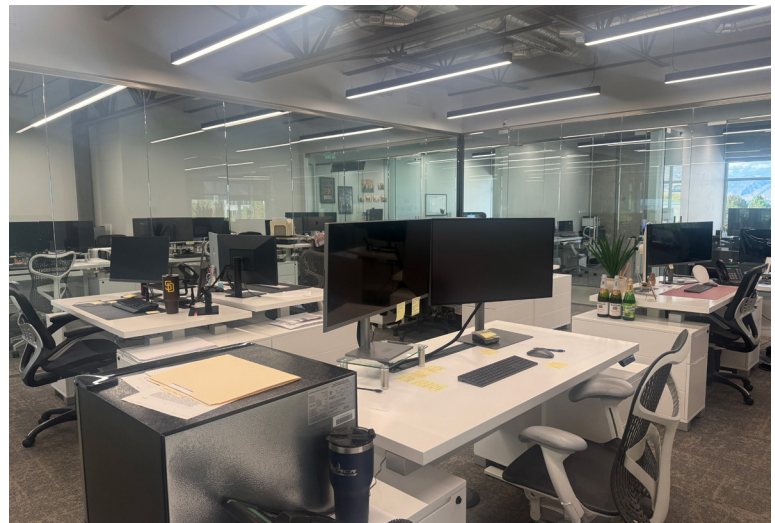
(801) 425-3655

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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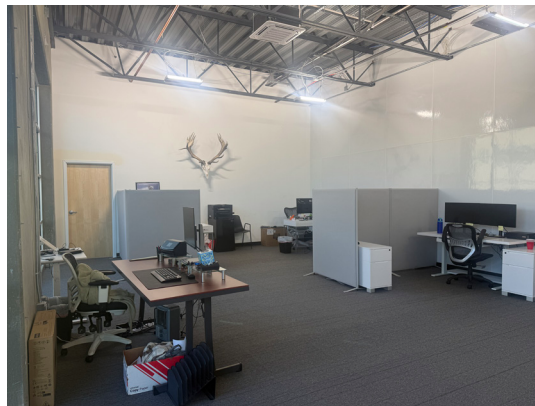
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FOR SALE



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population			
2023	1,435	32,308	109,260
Households			
2023	506	9,984	31,819
Income			
2023 Median	\$48,352	\$83,391	\$92,996



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