

Office | For Sale & Lease

# Office For Sale & Lease

**\$1,080,000**

227 N Center St American Fork, UT84003



## Summary

Discover a premier investment opportunity in the heart of American Fork. This 3,989 square foot commercial property boasts a stable, long-term tenant in place, ensuring immediate cash flow with minimal oversight. Situated in a high-traffic area known for its robust economic growth and vibrant community, this asset offers an attractive 6% cap rate, ideal for investors seeking steady returns. The property's strategic location provides easy access to major highways and amenities, positioning it for continued value appreciation. Don't miss out on this well-maintained, turn-key investment with a reliable income stream in one of Utah County's thriving markets.

## Highlights

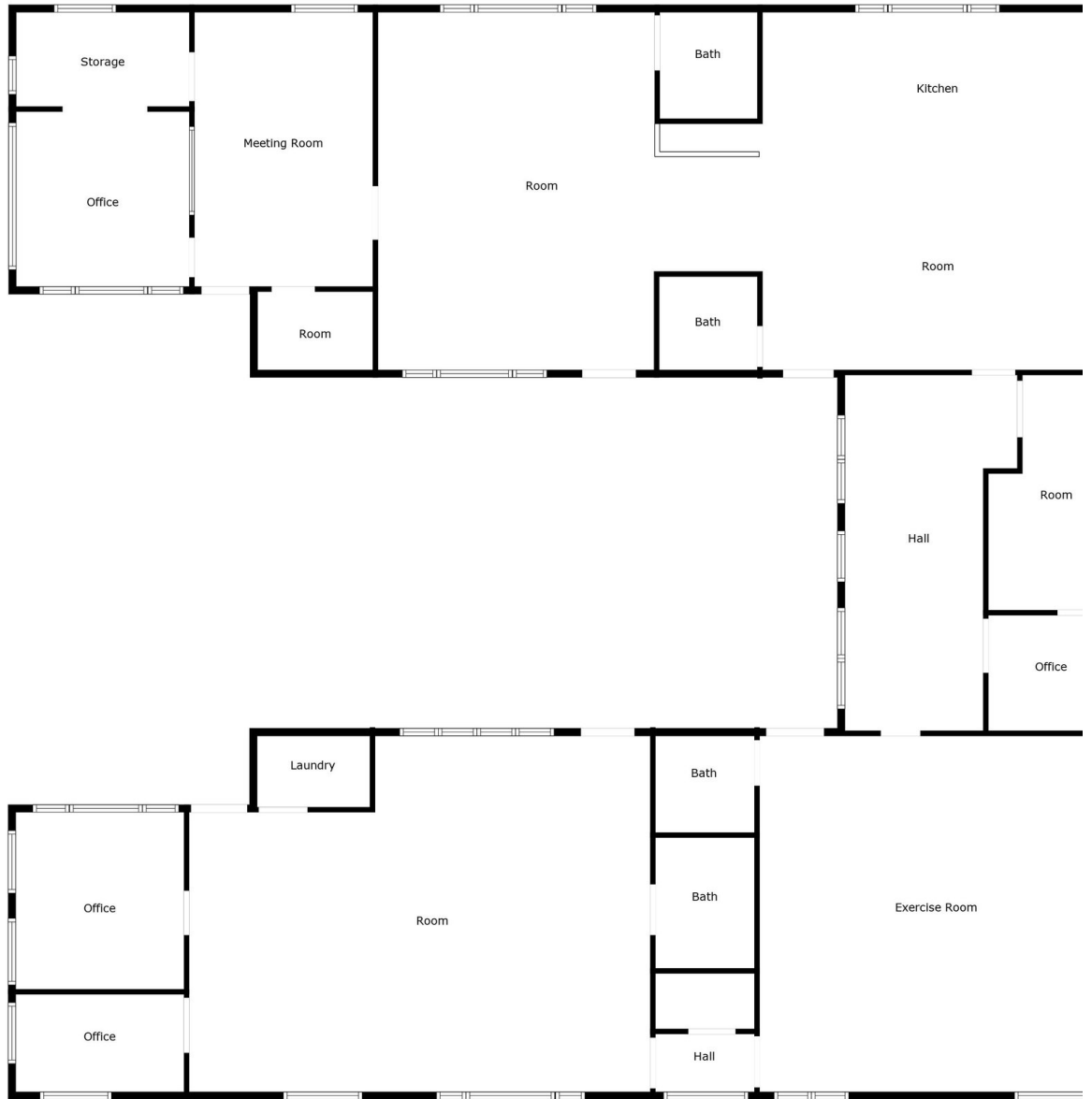
- +Lots of Natural Light
- +Open Spaces
- +Windows in Every Office
- +Fenced Outdoor Yard Space
- +Bathroom Off Every Room
- +Garden Boxes
- +Access to Courtyard From Every Room
- +Attractive Courtyard
- +Set back off of the road







# Floorplan









Location





## Demographic Information

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American Fork UT lies south Salt Lake City and has tons offer regarding recreational activities with easy access canyon trails, ski resorts during winter season and water parks during summertime! Large metro area set in the mountains and valleys of the Rocky Mountains. Primary industries include education and technology. Also known as a college town. - Located in central Utah, 45 miles south of Salt Lake City, and 70 miles north of Price..

Geographically, the area is nestled in the Utah Valley, with the majestic Wasatch Range to the east and Utah Lake to the west. This setting offers residents breathtaking views and a plethora of outdoor activities. Whether it's hiking in the mountains, skiing in nearby resorts, or enjoying water sports on Utah Lake, there's always something to do outdoors.

The economy in Utah County is strong and multifaceted. It's home to Brigham Young University and Utah Valley University, which not only provide education but also fuel innovation and research. The area has also seen significant growth in the technology sector, earning it the nickname "Silicon Slopes." Healthcare, education, and manufacturing further diversify the local economy, contributing to a low unemployment rate and stable job market.



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