

**CENTURY 21
COMMERCIAL®**

Everest

BUILT TO SUIT

273 W 1300 N, SUNSET, UT 84015

BUILT TO SUIT



EVEREST COMMERCIAL
801.719.9252

PROPERTY SPECS:

- 2000 sq ft Retail/Restaurant
- Adjacent to the upcoming 248 Unit Sunset Town Center Apartments
- Proposed buildout connected to High performing C-store
- Zone: C2
- Rent: Upon Request
- Term: Negotiable



273 W 1300 N
SUNSET, UT 84015

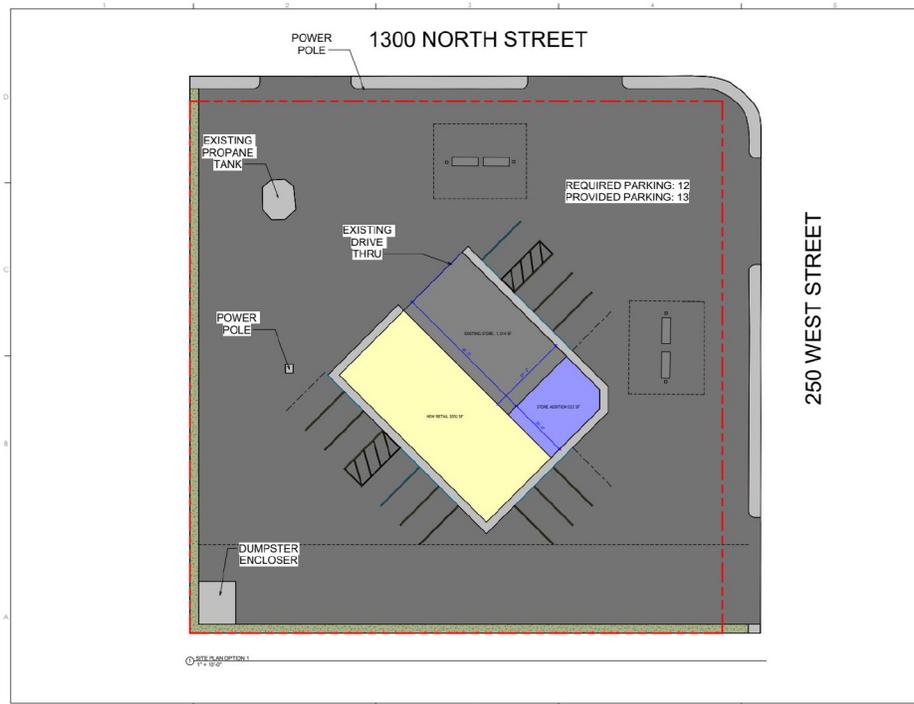
HEAVEN@EVCBROKERS.COM
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1300 North

PROPOSED RETAIL

UNDER CONSTRUCTION
APARTMENT COMPLEX

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10-5D-1: USES:

In Commercial Zone C-2, no building or land shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

P - Permitted

C - Conditional

Accessory buildings and uses customarily incidental to a permitted use	P
Ambulance base station P	
Amusement arcade P	
Animal hospital, small animals only and provided conducted within completely enclosed building	C
Antique, import or souvenir shop	P
Archery shop and range, provided conducted within completely enclosed building	P
Art and artist supply store	P
Athletic and sporting goods store P	
Auction establishment	P
Automobile parts sales	P
Automobile, RV, motorcycle, OHV, or boat sales, service	C
Automotive repair including, but not limited to, paint, body, brake, muffler, upholstery and transmission, provided conducted within completely enclosed C building	
Awning sales and service	P
Baker, manufacture and goods retailed P	
Bank and financial institution	P
Barber/beauty shop, cosmetology, nails, tanning	P
Beer bar, tavern, lounge or night club	C
Bicycle sales and service	P
Blueprinting or photostating	P
Bottling and distributing plant	C
Bowling alley	C
Building materials sales or yard	P
Bus terminal/mass transportation terminal	C
Car wash	C
Carpet and linoleum, sales, service and cleaning	C
Church	P
Clothing/shoe repair	P
Communication equipment building (cell tower hub building)	P
Contractor shop, provided work conducted within a completely enclosed building	C
Convenience store	P
Costume rental	P
Data processing service and supply	P
Daycare, pre-school	C
Dwelling, single-family, to be used by employee of businesses in conjunction with any commercial establishment, said dwelling to be a part of the business C structure	
Education institution, excluding trade and industrial	P
Education institution, trade and industrial	C
Electrical, air conditioning, heating appliances and fixture sales and service	P
Electronic equipment sales and service	P
Employment agency	P
Equipment rental	C
Film processing plant	P
Florist shop	P
Food services	P
Freezer storage facility	C
Furniture sales and repair	P
Garden supplies and plant materials sales, greenhouse, nursery and lawn care	C
Glass sales and service	P
Government building or use, nonindustrial	P
Gun range, indoor	C

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In Commercial Zone C-2, no building or land shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

P - Permitted

C - Conditional

Gunsmith	P
Gymnasium, health or athletic club, recreation center, swimming pool (public or commercial) P	
Hobby and craft store	P
Hotel/motel C	
Insulation sales and installation	P
Interior decorator and designing P	
Janitor service and supply P	
Jewelry sales and service P	
Laboratory, dental or medical	P
Landscaping material sales and design	C
Laundromat, dry cleaners, linen supply service	P
Lawn mower sales and service	P
Leather goods, sales and service	P
Library	P
Loan establishment, payday or title	C
Locksmith	P
Machine, sheet metal or precision tool design shop C	
Mixed use	C
Mobile business	P
Mobile home sales and service	C
Monument sales and service	P
Mortuary	P
Museum	P
Office in which goods or merchandise are not commercially created, exchanged or sold	P
Office machine sales and service	P
Ornamental iron sales and service P	
Pawnshop	C
Pest control and extermination	P
Pet and pet supply store	C
Pet grooming	P
Pharmacy	P
Photo studio	P
Plumbing shop	P
Pool/billiard, dance, lodge or social hall	C
Post Office	P
Printing, lithographing, publishing or reproductions sales and service	P
Public utilities office	P
Public utilities substation	C
Radio, television station	P
Real estate agency	P
Reception center or wedding chapel	P
Retail sales	P
Roofing sales or shop	P
Skate park or rink	C
Storage - RV, warehouse or units	C
Supermarket	P
Tattoo establishment	P
Taxidermist	C
Theater, indoor	P
Wholesale business	P
Window washing establishment	P