



**FOR SALE
MAIN STREET RETAIL AND OFFICE BUILDING**

162 S MAIN STREET | HEBER CITY, UTAH 84032

OFFERED AT \$4,500,000

KATIE WILKING CCIM, MRED
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PROPERTIES

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HIGHLIGHTS

162 S MAIN STREET | HEBER CITY, UT 84032

- **13,700SF**
- **3/1000 parking**
- **0.68 acres**
- C-3 Zoning
 - https://heber.municipalcodeonline.com/book?type=planzone#name=18.28_Commercial_Zones
- Prime Main Street address for maximum exposure and accessibility within Heber City's active commercial core
- Fully occupied mixed use building providing flexible options for a variety of business models
- Value add opportunity with below market rents and short term lease expirations – perfect for future redevelopment
- Perfectly positioned adjacent to Heber's pavilion and planned C-Street pedestrian corridor

DON'T MISS THIS OPPORTUNITY!



PROPERTY PHOTOS

162 S MAIN STREET | HEBER CITY, UT 84032



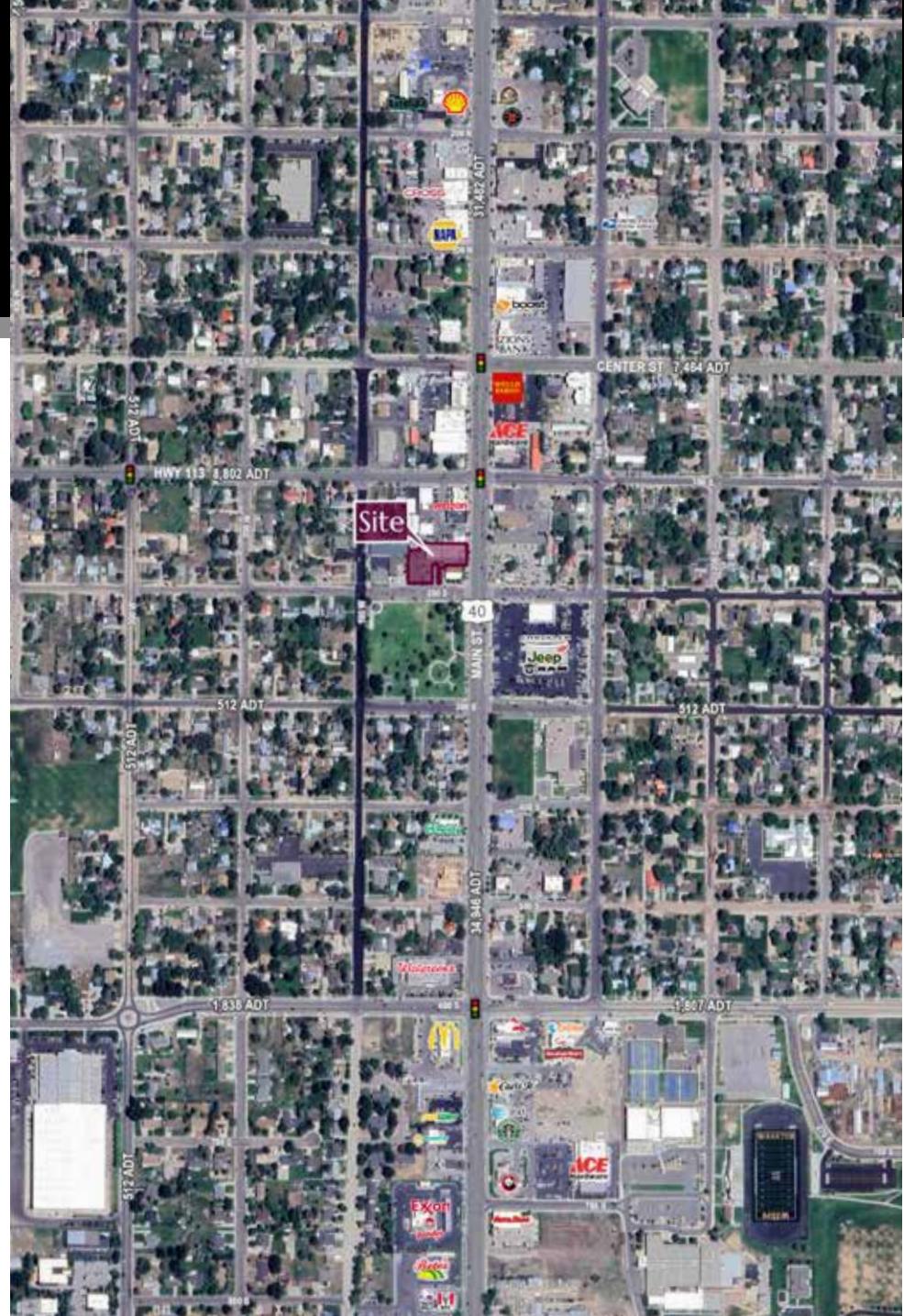
PROPERTY PHOTOS

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LOCATION

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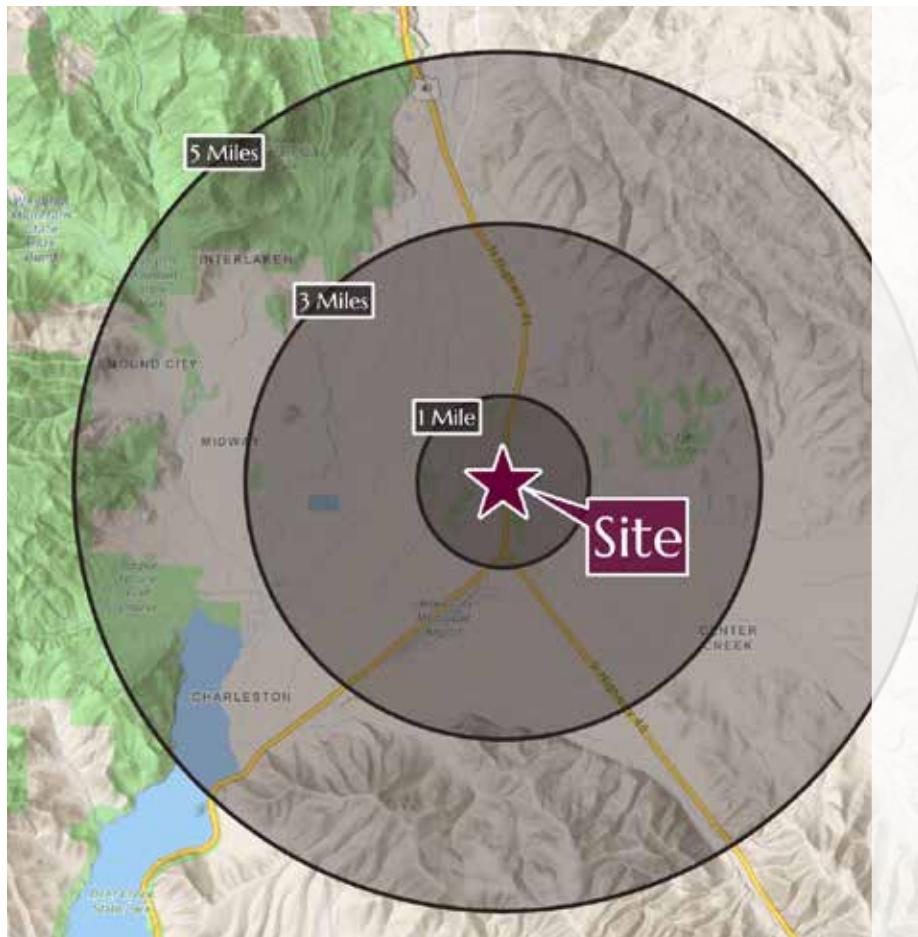
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DEMOGRAPHICS

162 S MAIN STREET | HEBER CITY, UT 84032



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
total population	8,672	22,194	29,315
total households	2,685	6,718	9,130
historical yr growth (2010-2020)	3.6%	4.8%	4.7%
avg household income	\$123,314	\$142,012	\$160,345



CONTACT ME FOR MORE INFORMATION OR TO ARRANGE A TOUR.

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