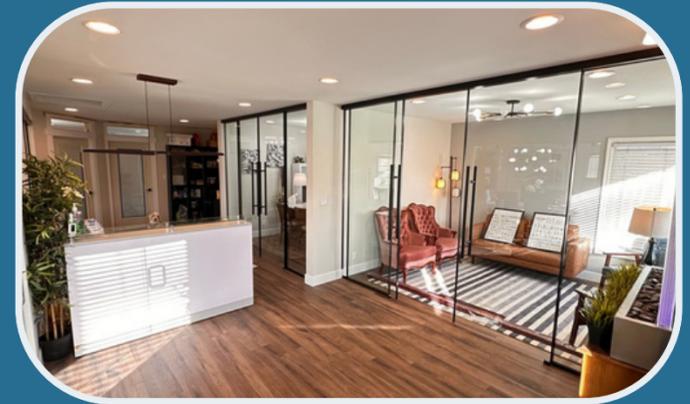


BEAUTIFUL BOUNTIFUL BOUTIQUE OFFICE SPACE FOR SALE OR LEASE



152 W 500 S, Bountiful, Utah

Positioned on bustling 500 South in Bountiful, this beautiful, fully-remodeled commercial building is an exceptional opportunity for businesses seeking visibility, easy access, and functionality. With one of the highest traffic counts in the area, this property is ideal for a professional office, creative space, or boutique business. Property has been well maintained, fully reomdelled and includes many new updates as listed including all glass fronts to the offices.

Offered at \$860,000 OR LEASE \$3,250 NNN*

5 Year Min Lease

HIGHLIGHTS:

- 5-6 Large Office Spaces
- 1,450 + sq Ft Main Building
- 200+ sq ft Detached Building
- Conference Room
- Reception Area
- 8+ Parking Spots including 2 covered stalls
- Elevated & Lit Sign Pole
- Secondary Weber Water
- Wrap around driveway with two entrances/exits to 500 South
- **Full Remodel including:**
 - New roof & sub-roof including covered parking structure
 - Electrical updated (90%)
 - Opened floor plan: Partial new interior studs, beams, sheetrock and structural.
 - Floor and sub-floor
 - Restroom layout and utilities
 - Upper Chimney rebuilt
 - Newer HVAC (2021)
 - and much more!
 - Original Home Built in 1948



Bryson Real Estate
152 W 500 S
Bountiful, Utah 84010

Contact
Jared Bryson at
801-922-4663
for more
information and
details!

*An equal opportunity company. Equal Housing Opportunity. This is not a solicitation to list your property. Disclosure: Owner of Property is a an active Broker/Agent on the WFMLS in Utah. Offer Price subject to change at any time. Buyer to verify all. Sold as is.