



I-15 Buildable 6.4 acres Land, House & Shop

7867 S 2000 W, Spanish Fork, UT 84660



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7867 S 2000 W

\$3,450,000

\$3.45M OBO. 3% commission to Buyer's Agent. The location is highly visible on southbound I-15 exit #253. It can also be seen from Northbound I-15. This is a high-traffic area with around 63,000 average daily vehicle traffic.

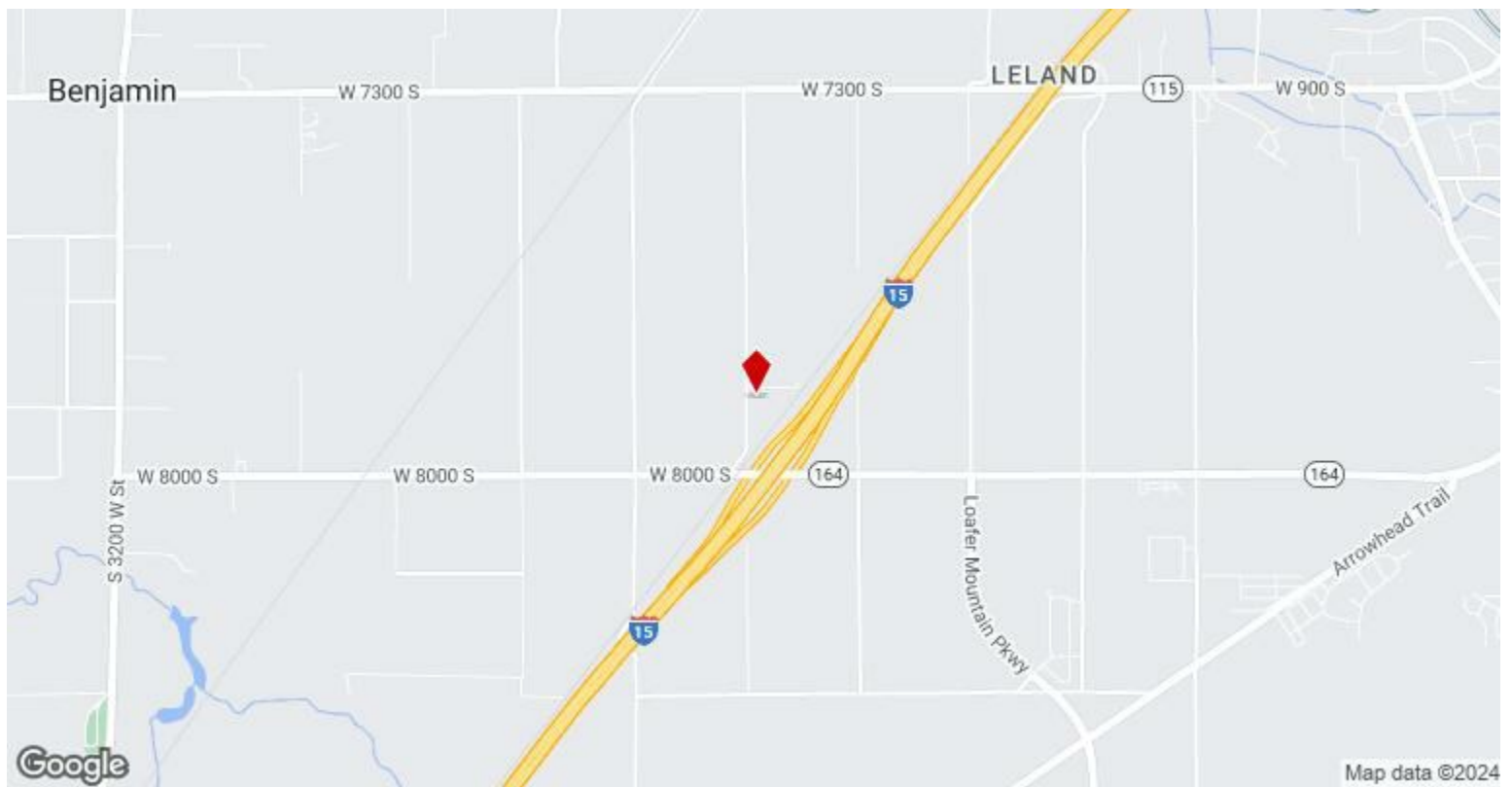
- I-15 visibility along Exit #253. 3750 Sq Ft (house, shop and detached garage)
- 40' x 50' shop warehouse with 220 V power. 19' clear height. Insulated cement walls, Heated inside.
- 2 bathrooms and kitchen in house (can be caretaker residence or office)
- Automatic Garage Doors: 16'x16' and 10'x10', Shop also has 2 man doors. Roof access ladder to shop.
- 3 Phase power coming 2025. 6 Acre-Feet Culinary water rights, engineered & approved septic design for future buildings
- High Growth area with 5000 housing units planned nearby.



Price:	\$3,450,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment or Owner User
Total Lot Size:	6.40 AC
Sale Conditions:	Lease Option
No. Lots:	1
Zoning Description:	NC

Property Highlights

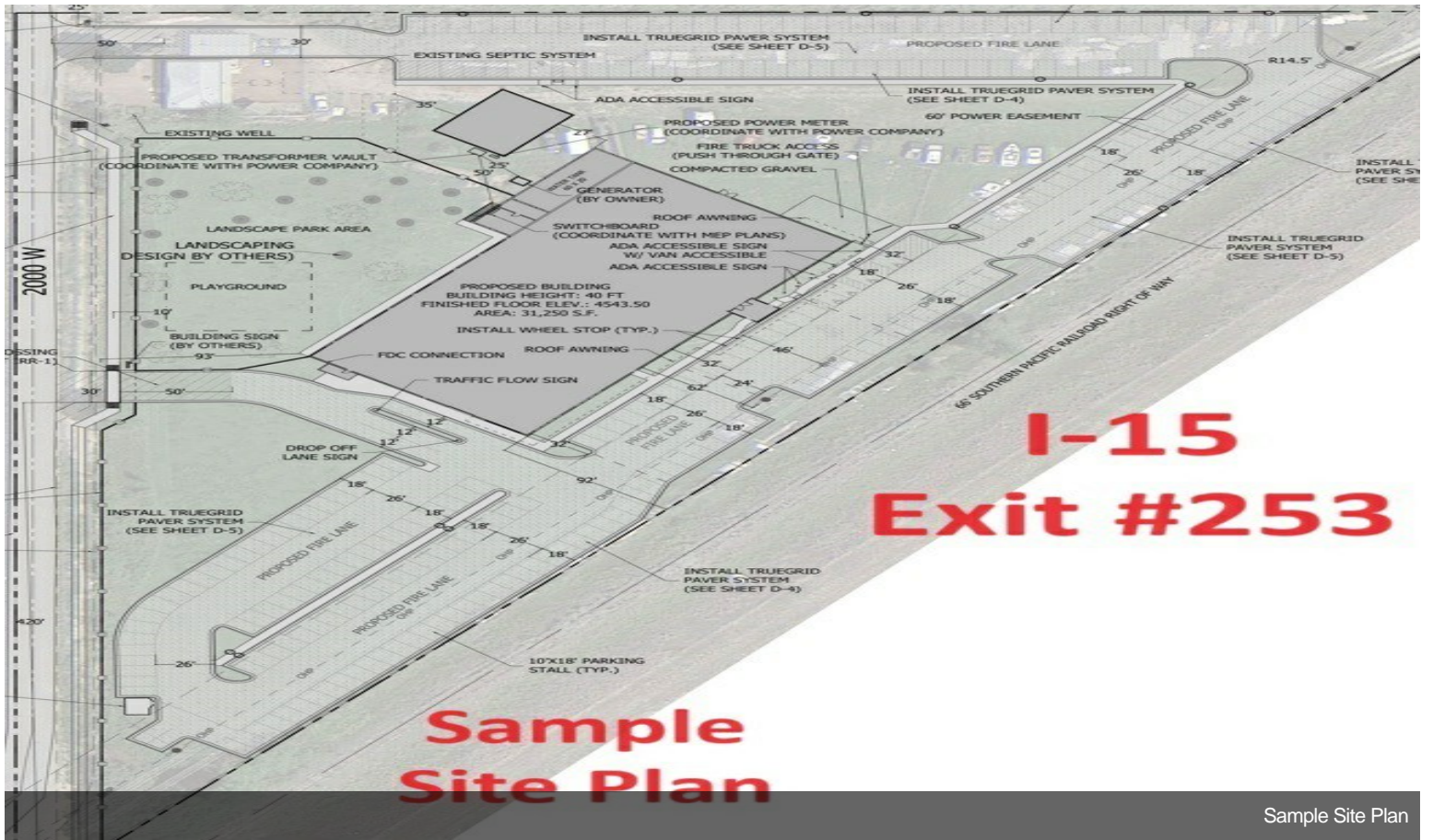
- Total space available: **3,750 SF**
- Office/house: **1,750 SF**
- Warehouse: **2,000 SF**
- Warehouse dimensions: 40'x50'
- Clear height: **19 Feet**
- Acreage: **6.43**
- Grade level doors: two (2) **16'x16' and 10'x10'**
- Two (2) bathrooms in house
- Kitchen in house
- LED lighting in warehouse
- Construction type: ICF
- Live and work opportunity
- Zoning: **Neighborhood Commercial**
- Jurisdiction: Utah County
- Located on I-15 exit 253 in between Spanish Fork and Payson
- **3 Phase power coming 2025**
- **6 Acre-Feet Culinary Water**



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Utilities ARE available. Sale Includes 6.4 acres with 1,260 sq ft house and 2,000 sq ft insulated and heated shop building. The shop has one 16'x16' automatic garage door, one 10'x10' automatic garage door, 2 man doors, and has 19' tall ceiling height. There is also a freestanding detached garage next to the house. The property has recently been rezoned as Neighborhood Commercial.

Property Photos



Sample Site Plan



Property Photos



I-15 Property



house and shop

Property Photos

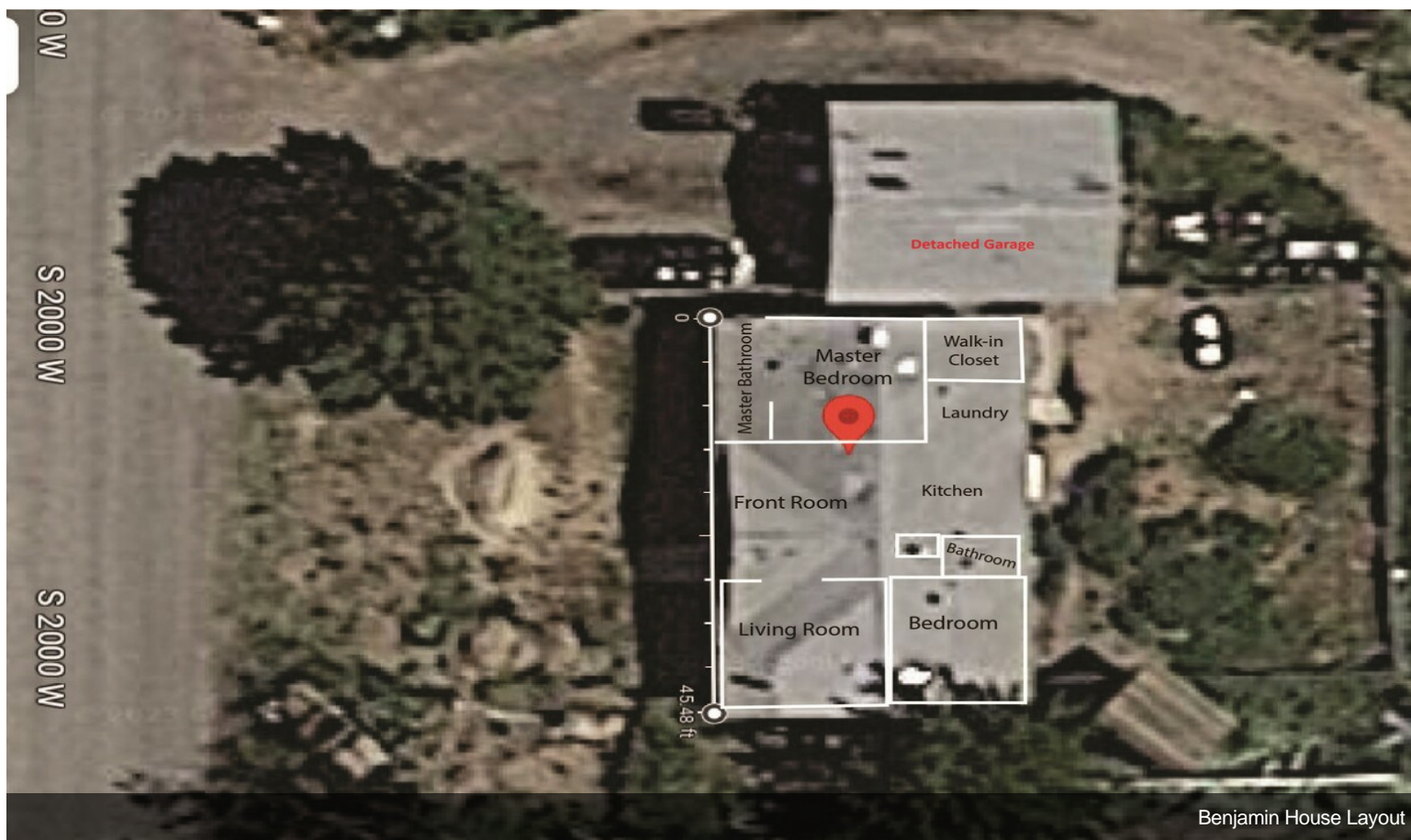


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Property Photos



Property Photos

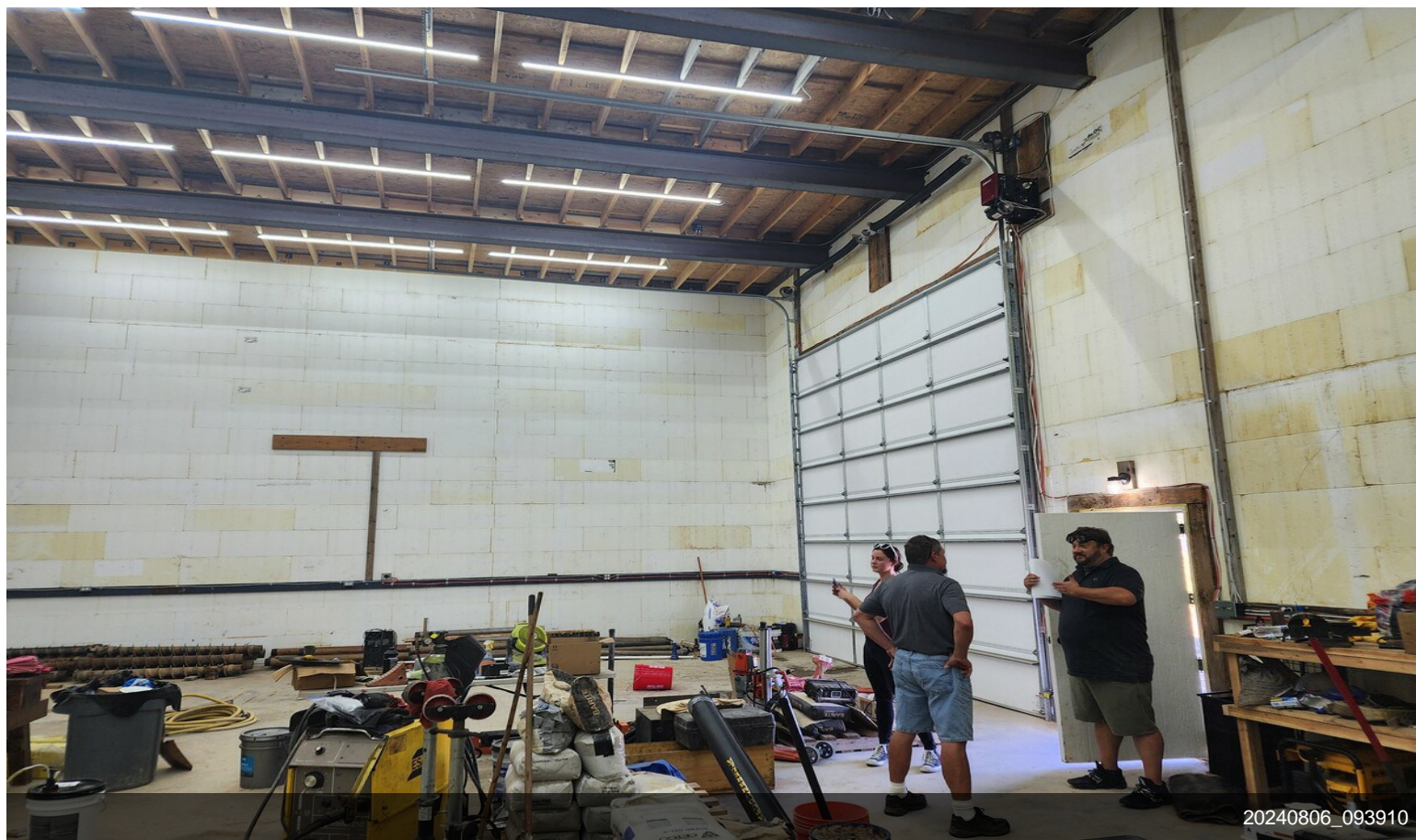


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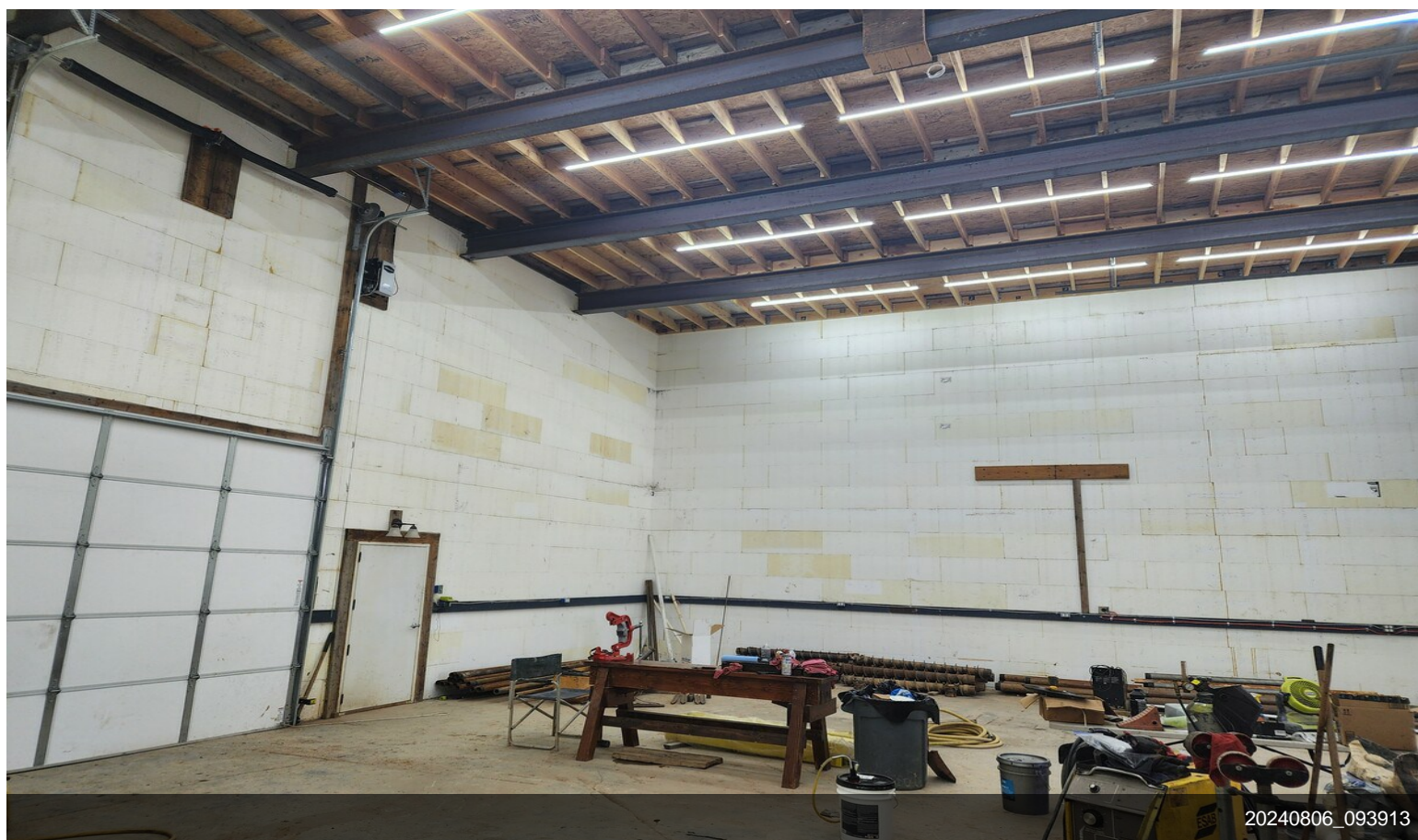


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Property Photos



Property Photos



Property Photos



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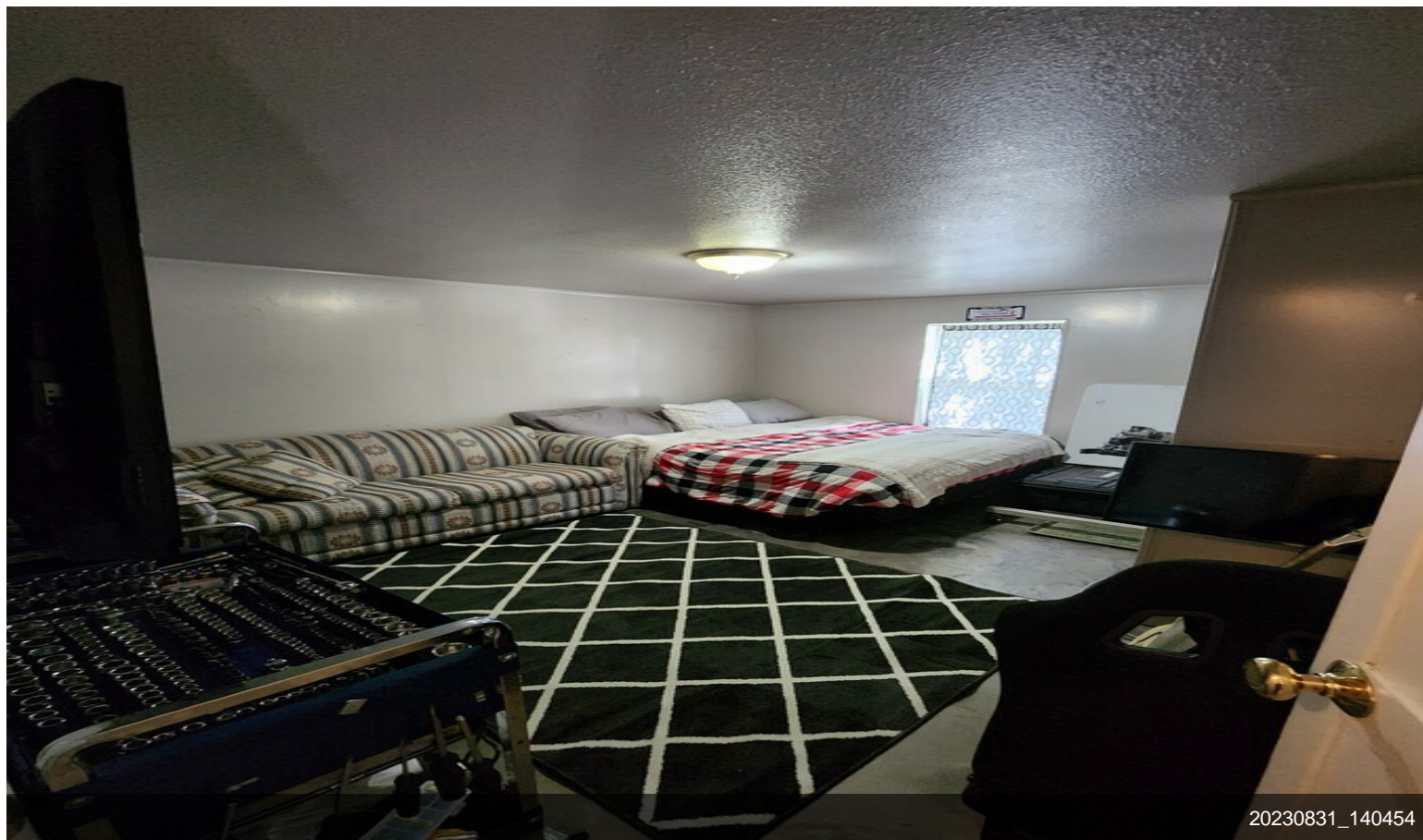


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