

FOR SALE (MAY CONSIDER LEASING)

Alpine Flex Space

51 East 200 North | Alpine, UT 84004

Sale Price:

\$1,590,000

8,476 SF total

- 4,300 Warehouse
- 4,176 Office
- Power 800 A 600 V

Property Highlights

Position your business in one of Utah County's most affluent locations with this rare 8,800 SF office/warehouse flex building on .33 acres in Alpine, Utah. This versatile property offers an ideal canvas for a blend of functional 16' ceiling open space and two floors of convertible office areas, making it perfect for a wide range of users including light manufacturing, showroom, distribution, e-commerce, service-based businesses, tech, fitness/trainings users or even a glorified

private office with toy storage. This original building features clear-span warehouse space with a potential 10'x10' grade-level door, ample power of 800 Amp 600 V service, and an efficient layout ready to be converted to fit your business or private needs in this rare and highly sought after location. The site includes its own private parking and is tucked behind the former Purple Mattress facility for an assemblage to give you a private place of business right in the city center.



CONTACT US

Eric Larsen

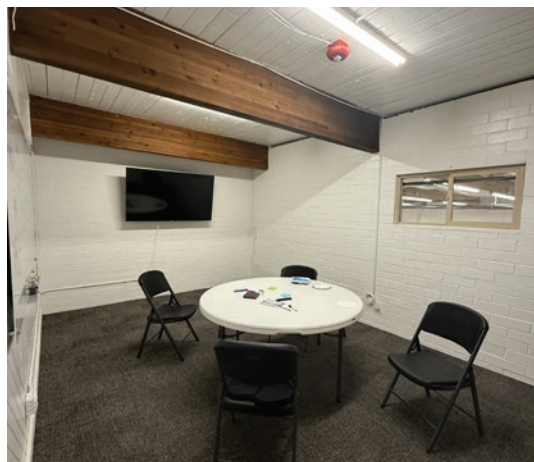
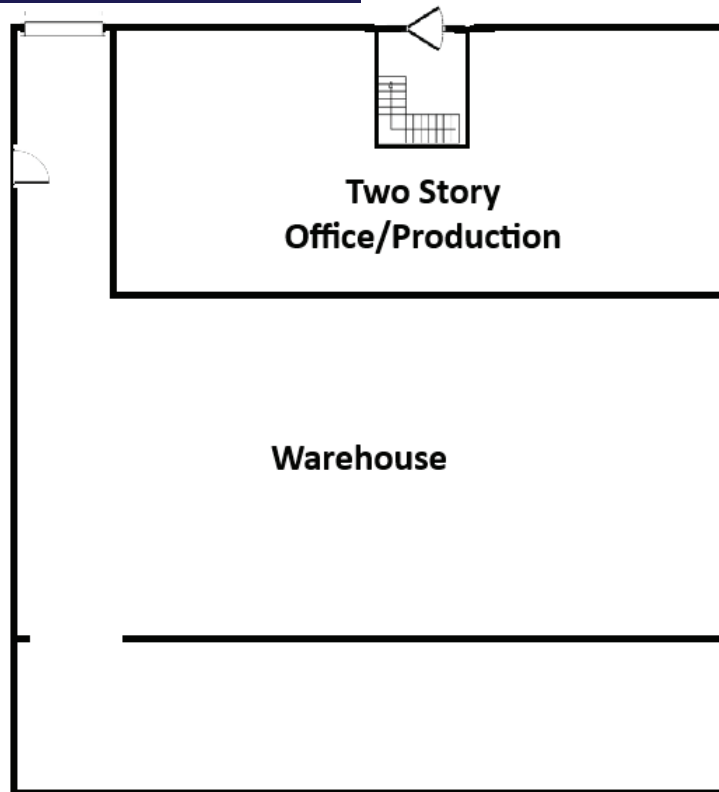
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ALPINE FLEX SPACE

Photos & Floorplan





SITE

**Access
Easement**

**Alpine City
Shops**

200 North

Alpine

**Church of
Jesus Christ**



Site Area



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