

FEATURED RETAIL / OFFICE PROPERTY

Presented by: Robyn Roberts, Omnia Real Estate



280 W 500 S

FILLMORE, UT

<https://tours.benaccinelli.com/280w500s>



STUNNING RETAIL / OFFICE PROPERTY

OPEN SHOWROOM— 2 BATHROOMS

4,320 SQFT

\$500,000

This retail / office space is incredible, a fun log built cabin that is located in the General Commercial zoning. Incredible open space for retail, along with a prep room, and walk in refrigerator, upstairs also features open space for retail . Interior finishes consists of wood, RFP, and carpet flooring, log pole and and gypsum board walls, along with tongue & groove and gypsum board ceiling. The main level has a clear height of 9 feet with the upper level ceiling is pitched with a clear height ranging from 5ft to 8.5 ft. Basement has an office that has been rented out to a tenant in the past. Fillmore is a friendly hometown atmosphere, where they promote a healthy economy, provide quality services, and create a safe environment for our citizens. They encourage recreation and cultural opportunities.

280 W 500 S - Fillmore, UT 84631

FILLMORE, UTAH

EASY ACCESS TO OHV AND ATV TRAILS

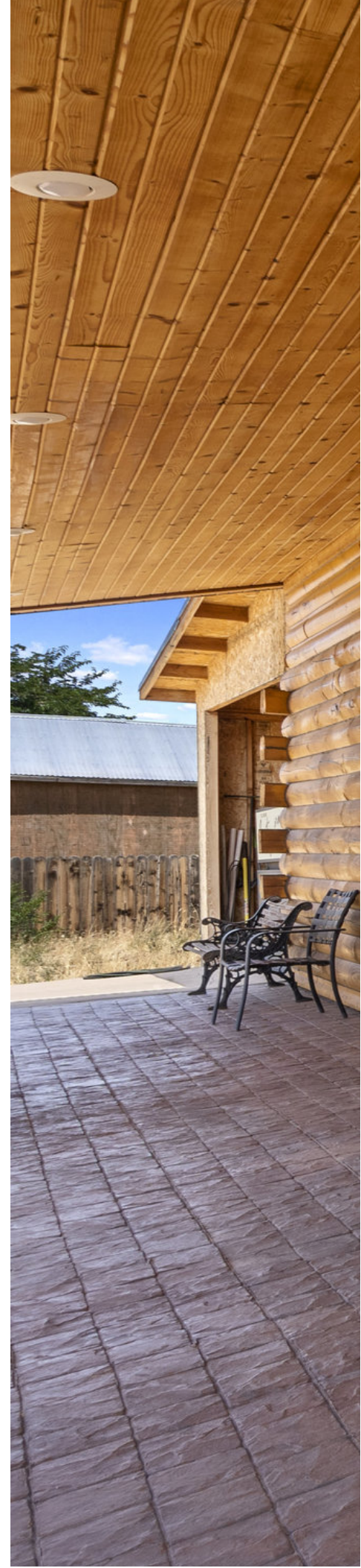
This could be the perfect location for an Outdoor Recreation type retail business, whether you specialize in hunting, fishing, or ATVing, Fillmore is the place to be with access to Paiute Trials, Little Sahara, Conger Mountains, East and West Millard Mountain and Desert trails

EASY ACCESS TO I-15

Ideally located just off of I-15. Fillmore is a popular stop for travelers as they are traveling through Utah. This property is conveniently located off of I-15, and on the route that visitors take as they travel through town.

ECONOMIC DEVELOPMENT

.Fillmore City's strategic location near I-15 offers unparalleled convenience and attracts a significant number of travelers each week. The city has leveraged this advantage by providing essential services like gas, food, and accommodation to cater to the needs of these travelers. By promoting tourism services and capitalizing on easy freeway access, Fillmore City taps into the thriving tourism industry, which is experiencing rapid growth in today's interconnected world. In 2017 alone, tourists in Utah spent a staggering \$9.15 billion, supporting numerous jobs, generating substantial tax revenue, and providing tax relief to households. With its rich history, picturesque landscapes, and convenient location, Fillmore City is well-positioned to harness the potential of tourism as a valuable economic asset. Notably, the city offers a range of resources and amenities, including ATV activities, the scenic Paradise Golf Course, various recreational opportunities, and a recently beautified Main Street. These attractions, coupled with hiking trails, serve as major draws for tourism and business in Fillmore City.





PRESENTED BY _____



ROBYN ROBERTS

Principal Broker, CCA, ABR, SRS
robynroberts.cre@gmail.com
(801) 836-3376