



PROPERTY FOR SALE

The Room Loft Buildings
475 E 1000 S Brigham City, UT 84302



PROPERTY SUMMARY

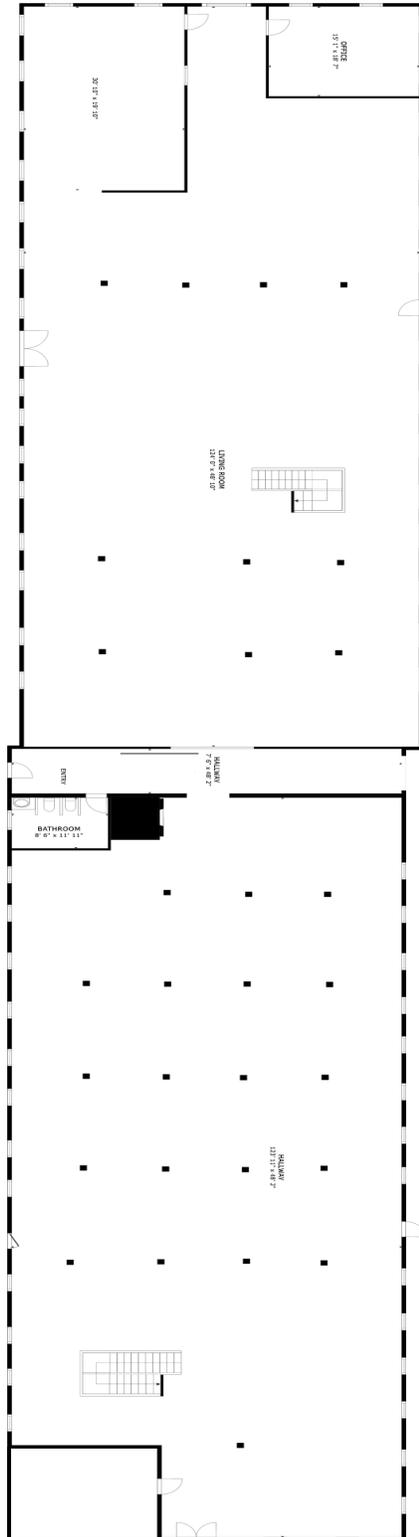
We are presenting the opportunity to purchase a renovated historic warehouse building in Brigham City. The open area, wood beam construction, exposed brick interiors, and original restored oak floors make this building ideally suited for a variety of uses. Creative office, flex warehouse, or true distribution are some of the potential uses. The current owner uses the building as a furniture store. The buildings were originally built as the Bushnell Memorial Hospital during World War II and were later converted into an educational facility before the current owner purchased it. The majority of the surrounding property is owned by Utah State University for a future Brigham City Campus.

BUILDING SPECS

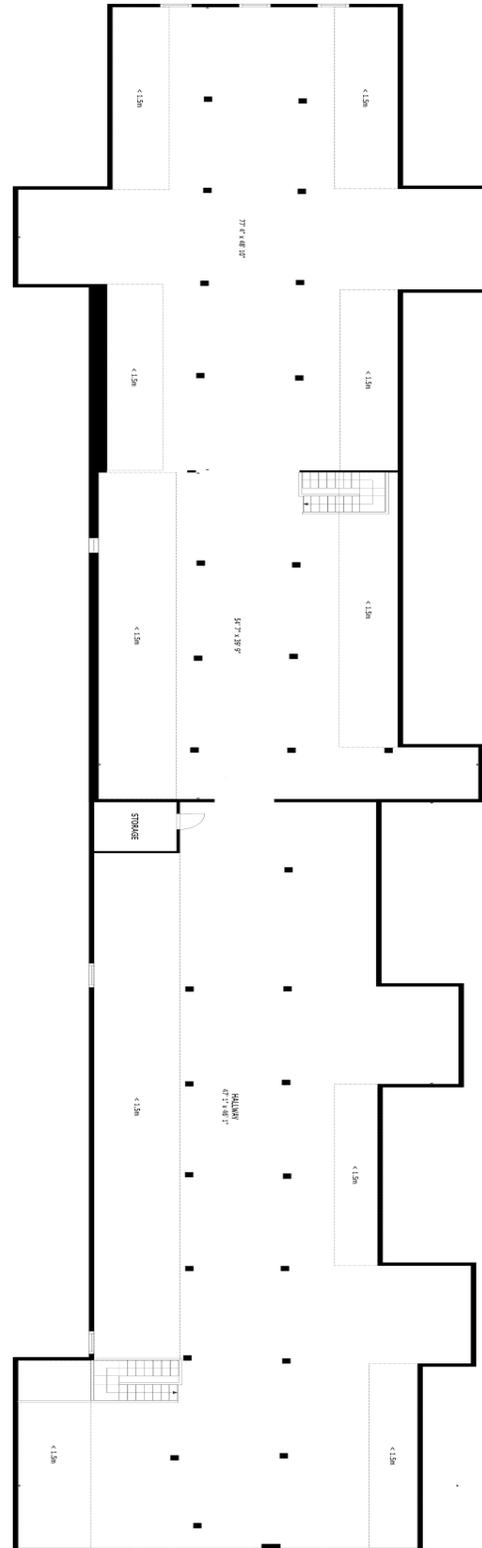
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|---------------------------|------------------|
| Sale Price: | \$2,900,000 |
| Building 1: | 21,500 SF |
| 2nd Level: | 8,000 SF |
| 1st Level: | 13,500 SF |
| Building 2: | 21,500 SF |
| 2nd Level: | 8,000 SF |
| 1st Level: | 13,500 SF |
| Total Square Feet: | 43,000 SF |
| Land: | 1.83 Acres |
| Parcel ID: | 03-146-0219 |
| 2024 Property Taxes: | \$7,211 |
| Zoning: | P-M-D |

FLOOR PLAN

Building 1

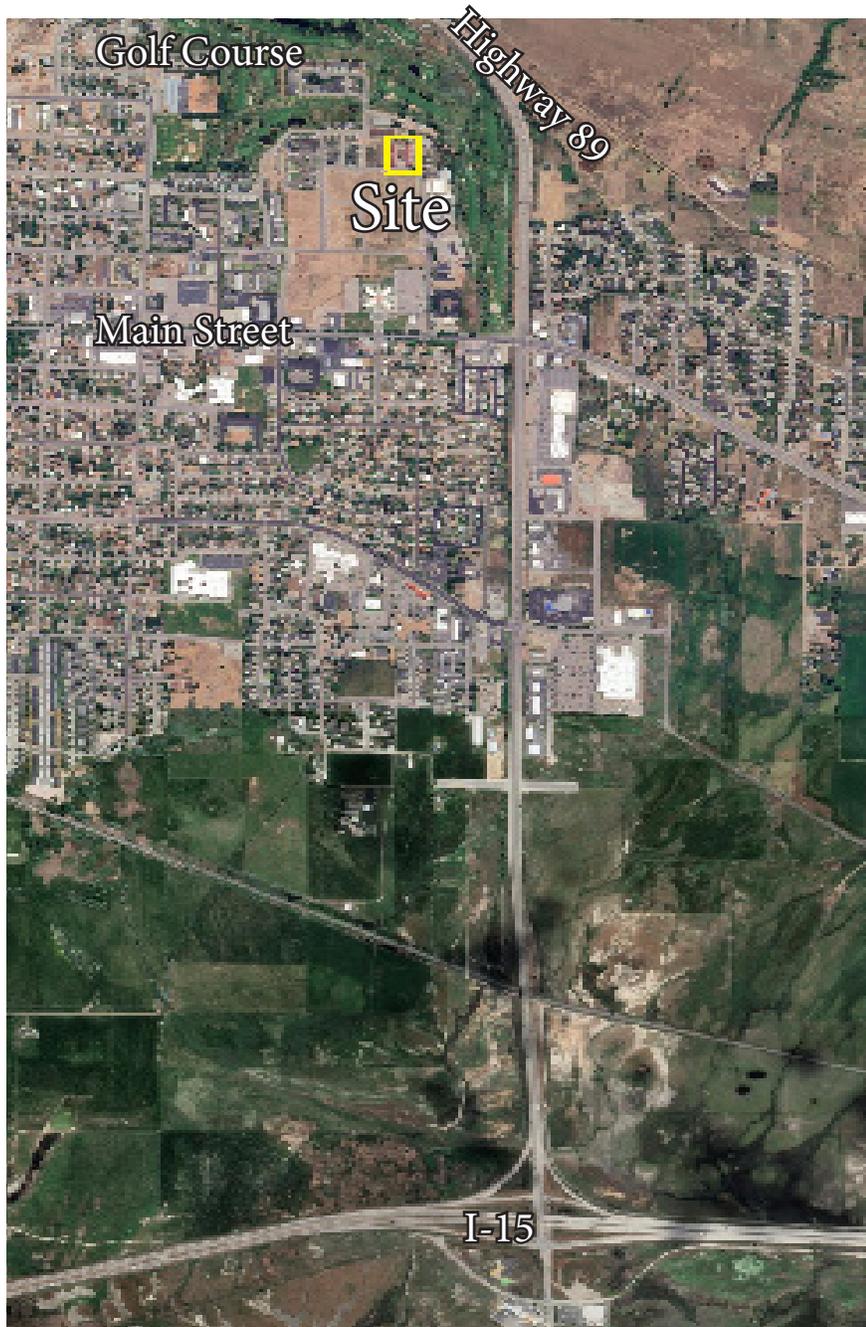


Floor 1



Floor 2

AERIAL VIEW



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