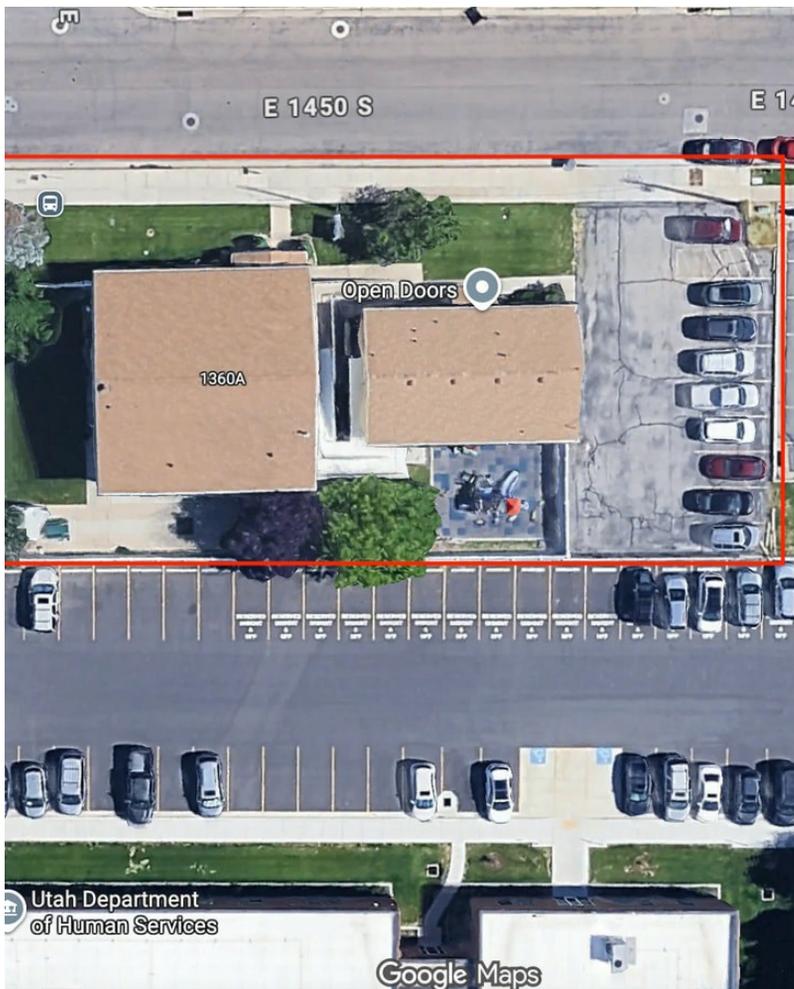


OPEN DOORS

1360 E 1450 S,
Clearfield, UT 84015



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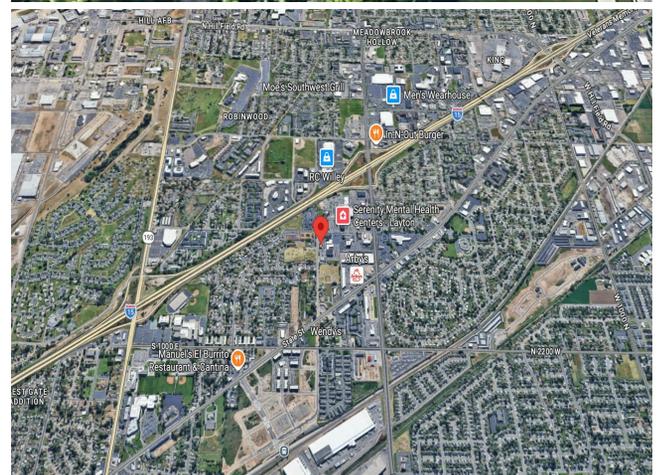
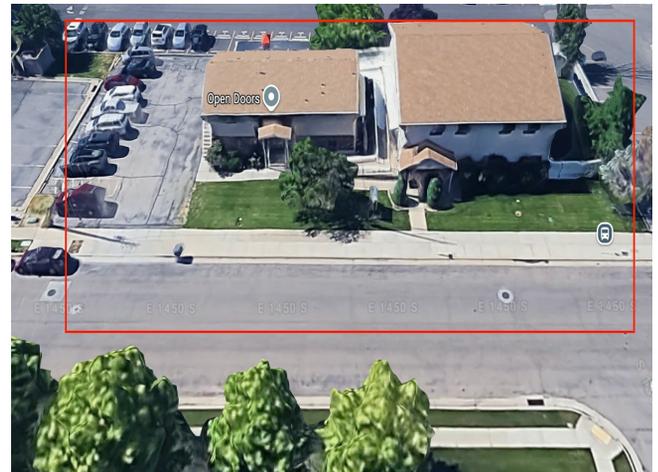
OPEN DOORS

\$1,100,000

OPEN DOORS Non-Profit is Expanding and Relocating to a nearby Clearfield location. Prime C-1 zoning retail/office with many other uses such as overnight stay approval. 2 Buildings totaling 7332 sq ft. Building A has a total of 4,700 sq ft built in 1995, Building B has a total of 2,632 sq ft built in 1990.

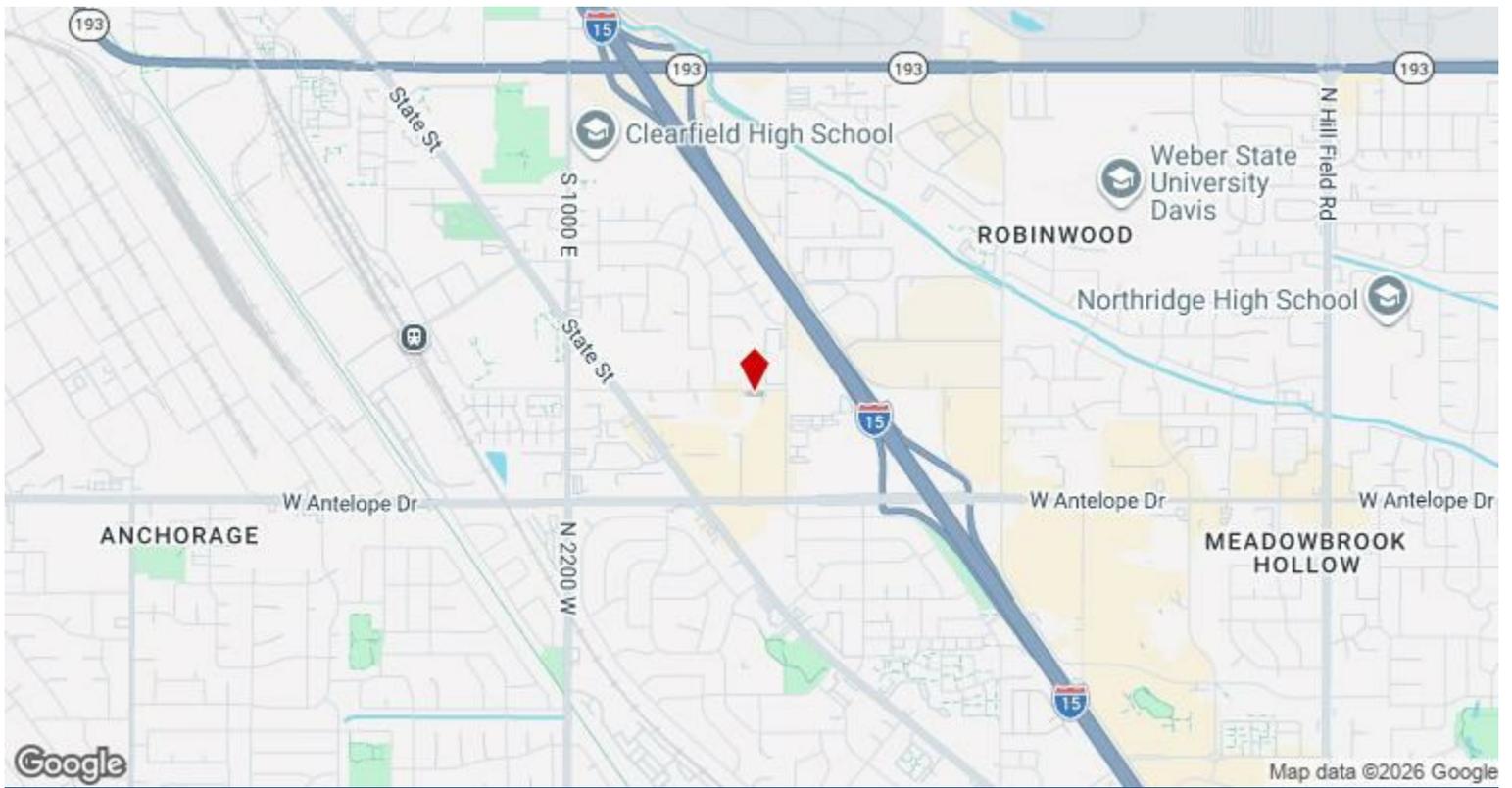
Location has a high traffic count, on the bus line, and 12 designated parking stalls with room for more. Showing coordinated Monday to Friday (Please do not disturb occupants)

All information is provided as a courtesy and buyer is advised to verify. Square footage provided per appraisal



Price:	\$1,100,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.41 AC
Gross Building Area:	7,800 SF
Rentable Building Area:	7,332 SF
No. Stories:	2
Year Built:	1990
Tenancy:	Single
Parking Ratio:	1.64/1,000 SF
Zoning Description:	C1
APN / Parcel ID:	09-022-0168
Walk Score ®:	58 (Somewhat Walkable)
Transit Score ®:	40 (Some Transit)

- Above ground buildings
- Located in a multi business areas.
- Easy access from freeway and public transportation.



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