



# OFFICE/RETAIL BUILDING FOR SALE

4212 SOUTH HIGHLAND DRIVE, MILLCREEK, UTAH 84124

**SALE PRICE: \$905,000.00**  
**LEASE TO OWN OPTION AVAILABLE**



## PROPERTY INFORMATION

- 2,200 SF Freestanding Office/Retail
- Five (5) Private Offices, One (1)
- Breakroom, One (1) Restroom, And Storage Area
- 0.24 Acres
- Zoned: CB (Commercial Business)
- 10 Parking Stalls
- Great Millcreek Location

## POTENTIAL SBA FINANCING SCENARIO

Down Payment: 10%

Blended Rate: 6.15%

Amortization: 25 Years

Principal: \$814,500.00

Monthly Payment: \$5,322.77

**\*Potential Lease Option Available\***  
**Contact Agent For Details**

## CONTACT US

**DEREK KLOPFER**  
✉ derek@cresutah.com

📞 801.897.9264

**ADAM HARDING**  
✉ adam@cresutah.com

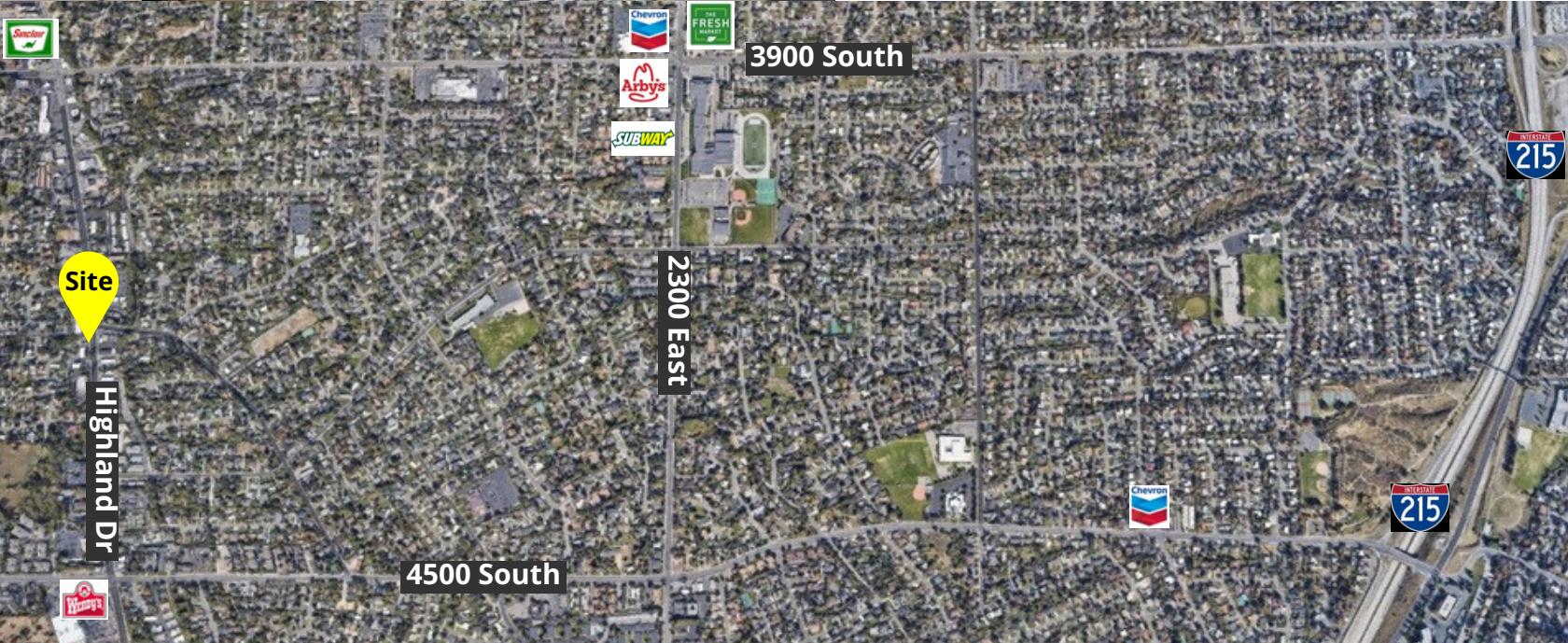
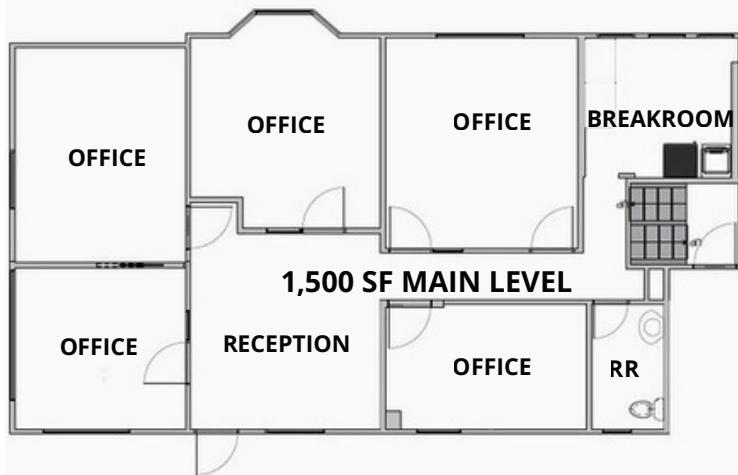
📞 801.712.7111 [www.cresutah.com](http://www.cresutah.com)

Call Us  
**801.876.6070** 



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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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