



3.5 ACRE LOT AVAILABLE FOR SALE- PRIME INVESTMENT AND DEVELOPMENT OPPORTUNITY

KIMBALL JUNCTION 700 BITNER ROAD I PARK CITY, UTAH

The parcel offers 3.5 acres and a 3,600 SF building. The building currently has a commercial lease on it that expires in 2029, with impressive rental income. There are a variety of uses that could be pursued at this site. There is a one-story office building with a paved parking area on the west portion of the property. There are several sheds east of the building. There is a pond and wetlands area in the eastern portion of the property. The ground surface at the property is relatively flat with a very gentle slope down to the north. Bitner Road, a two-lane, asphalt-paved road extends along the south side of the property. An unpaved road extends along the north side of the property. There is a townhome development to the east and a fire station to the west.

FOR SALE \$3,950,000

- PRIME DEVELOPMENT PARCEL
- .3.5 ACRES
- 3,600 SF BUILDING
- INVESTMENT OPPORTUNITY: Building has a 4 year lease left, with impressive rental income.



PROPERTY DETAILS

KIMBALL JUNCTION 700 BITNER ROAD | PARK CITY, UTAH











PROPERTY DETAILS

KIMBALL JUNCTION 700 BITNER ROAD | PARK CITY, UTAH



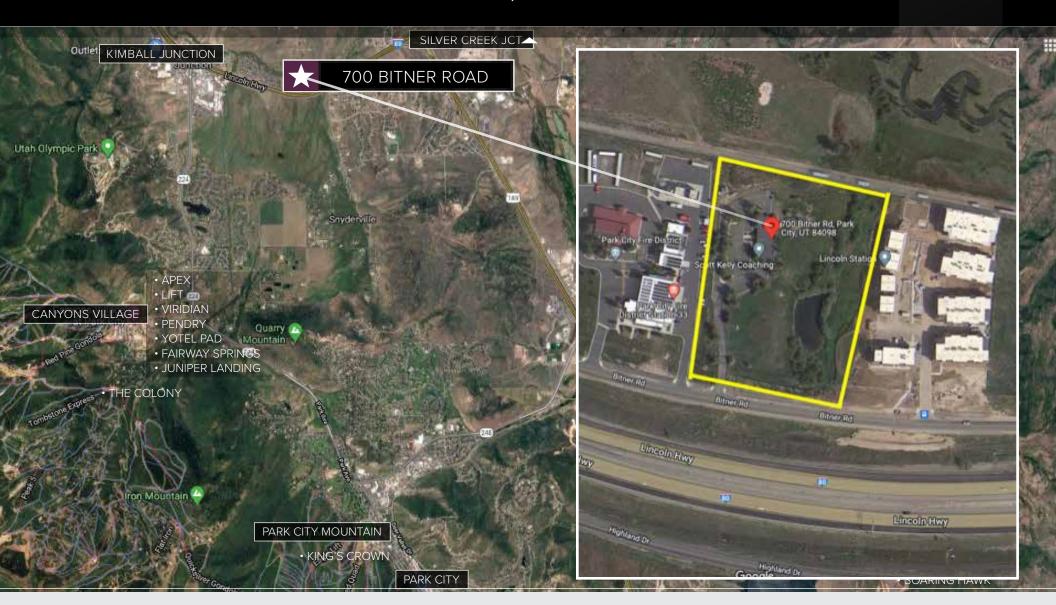






LOCATION

KIMBALL JUNCTION 700 BITNER ROAD I PARK CITY, UTAH







KIMBALL JUNCTION

700 BITNER ROAD PARK CITY, UTAH

- Prime Development Parcel.
- 3.5 Acres
- Mountain and open space views
- Available now

FOR SALE \$3,950,000

PLEASE CALL FOR MORE INFORMATION





JOHN TRAVIS 435 640-2972 john@travispartnersutah.com www.bhhsutah.com/agent/john-travis

2200 Park Ave, Park City, Utah © 2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed. Berkshire Hathaway HomeServices and/or its representatives do not warrant or guarantee this information. Information herein was provided by Owner/Seller. Lessee/Purchaser is responsible to confirm any information considered a factor in a decision to lease or purchase.

BERKSHIRE | UTAH HATHAWAY HOMESERVICES

COMMERCIAL DIVISION

PROPERTIES