

Lindon Commercial 4 Acres

1580 W 700 N, Lindon, UT 84042



Presented By:
Equity Real Estate



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Property Details

Fantastic flat & rectangle 4 acre plot of land centrally located in the heart of Utah County. This road in Lindon has 22,000+ cars pass it per day and there are not many lots remaining in the area with the flexibility to build what you want on it.

The current owners went through the building process to have plat map and building plans drawn up in preparation to build an office building, and then their business needs changed. They are no longer going to be building, and that is why they are selling the land. The land can be designed in a way that one or two office buildings could be built on it, or office & retail, fast food, or retail only. No industrial or multi-family building allowed, as it is not zoned for that.

Water rights available for purchase.

Price: \$2,613,600

- 22,000+ cars pass per day
- Lindon Village Commercial Development
- Centrally located near freeway & residential homes

View the full listing here: <https://www.loopnet.com/Listing/1580-W-700-N-Lindon-UT/30817641/>

Price:	\$2,613,600
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment or Owner User
Total Lot Size:	4.00 AC
No. Lots:	1
Zoning Description:	LVC
APN / Parcel ID:	51:731:0002

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Location



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Property Photos



1



1a

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2



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Property Photos



Land looking to the north east



image (2)

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Property Photos

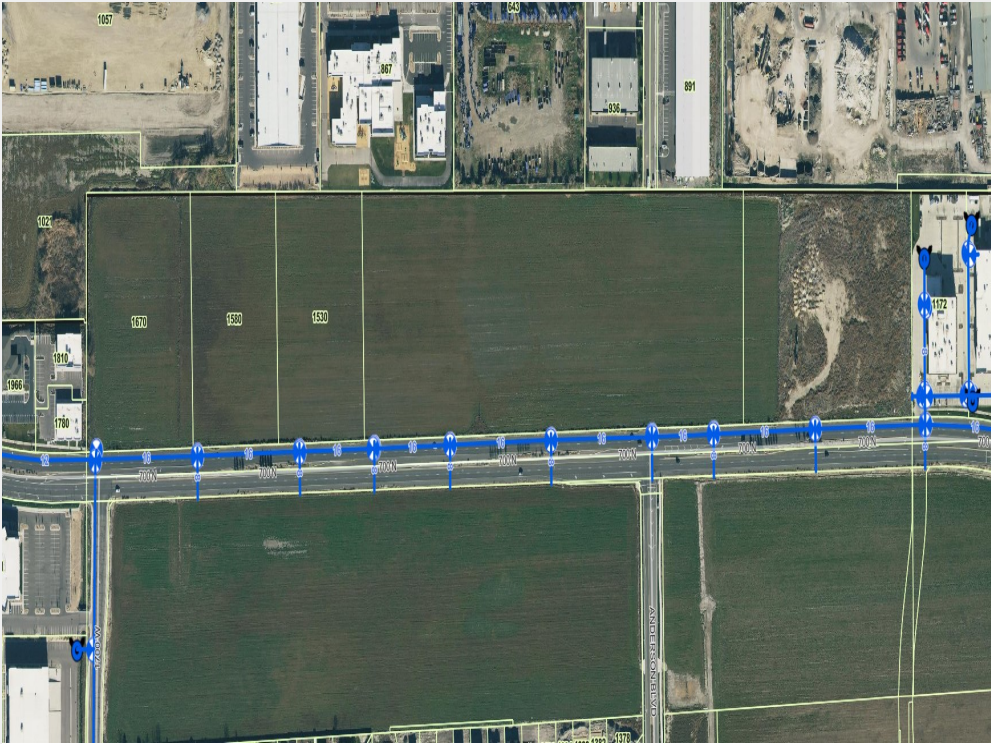


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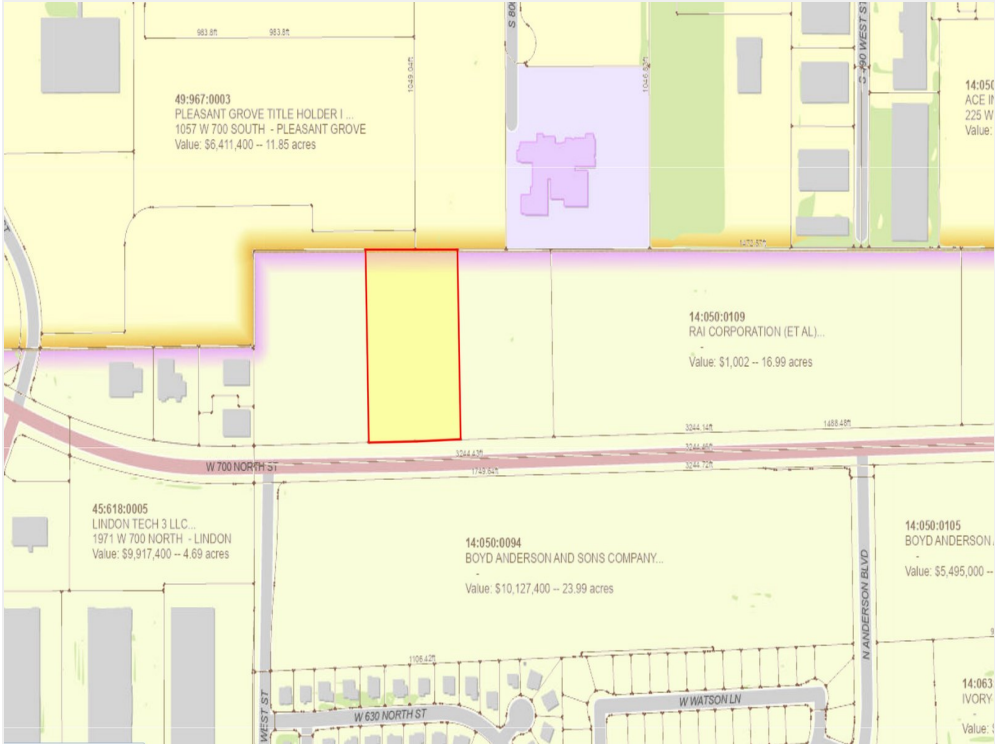
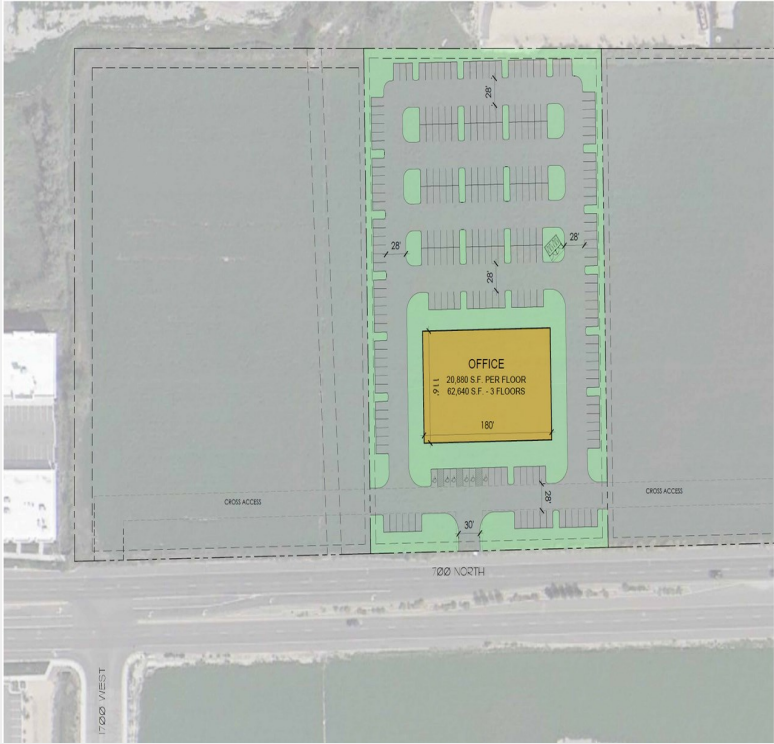


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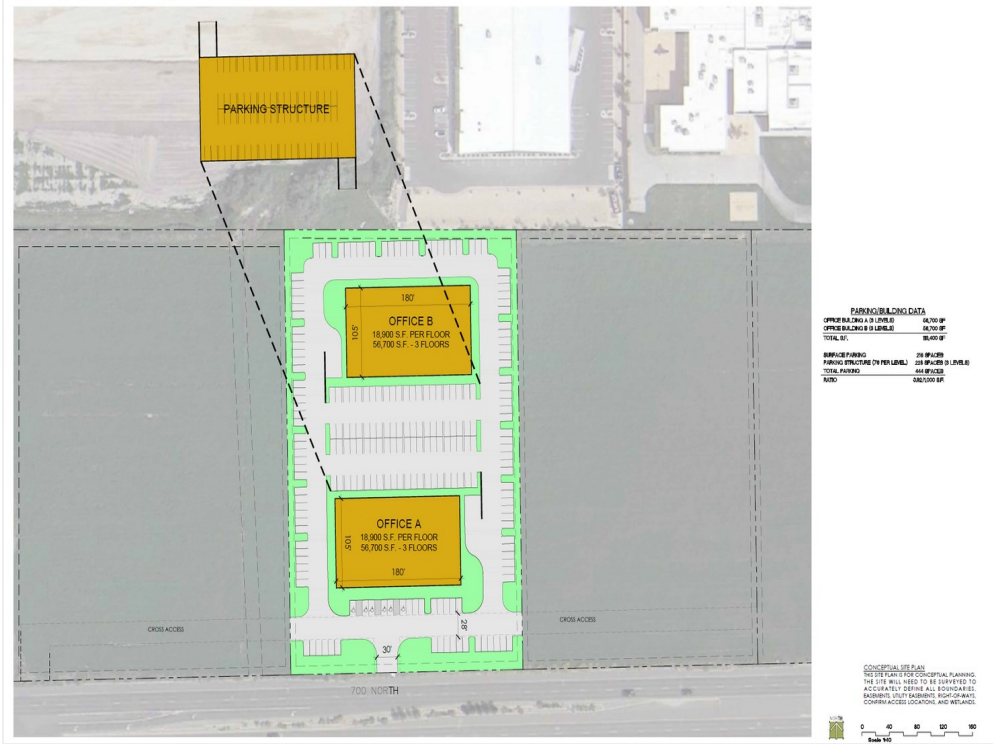
Property Photos



PARKING/BUILDING DATA

OFFICE	61,800 SF
TOTAL PARKING	25 SPACES
RAVD	288,500 SF

Lindon Site Plan One Building



PARKING/BUILDING DATA

OFFICE BUILDING A (187' x 105')	61,800 SF
OFFICE BUILDING B (187' x 105')	61,800 SF
TOTAL SF	123,600 SF
RAVD/CEP PARKING	25 SPACES
PARKING STRUCTURE (25 PER LEVEL) x 2 PER LEVEL	50 SPACES (25 LEVELS)
TOTAL PARKING	75 SPACES
RAVD	288,500 SF

CONCEPTUAL USE PLAN
 THIS SITE PLAN IS FOR CONCEPTUAL PLANNING.
 THIS SITE WILL NEED TO BE SUBMITTED TO
 ACCURATELY DEFINE ALL BOUNDARIES,
 EXISTING UTILITIES, SCHOOL ZONE,
 CROSS ACCESS LOCATIONS, AND WEI/LAND.

Scale 1" = 40'

Lindon Site Plan Two Buildings

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