

MULTI-PROPERTY PORTFOLIO FOR SALE

735 S State Street, Provo, Utah 84606



WAREHOUSE



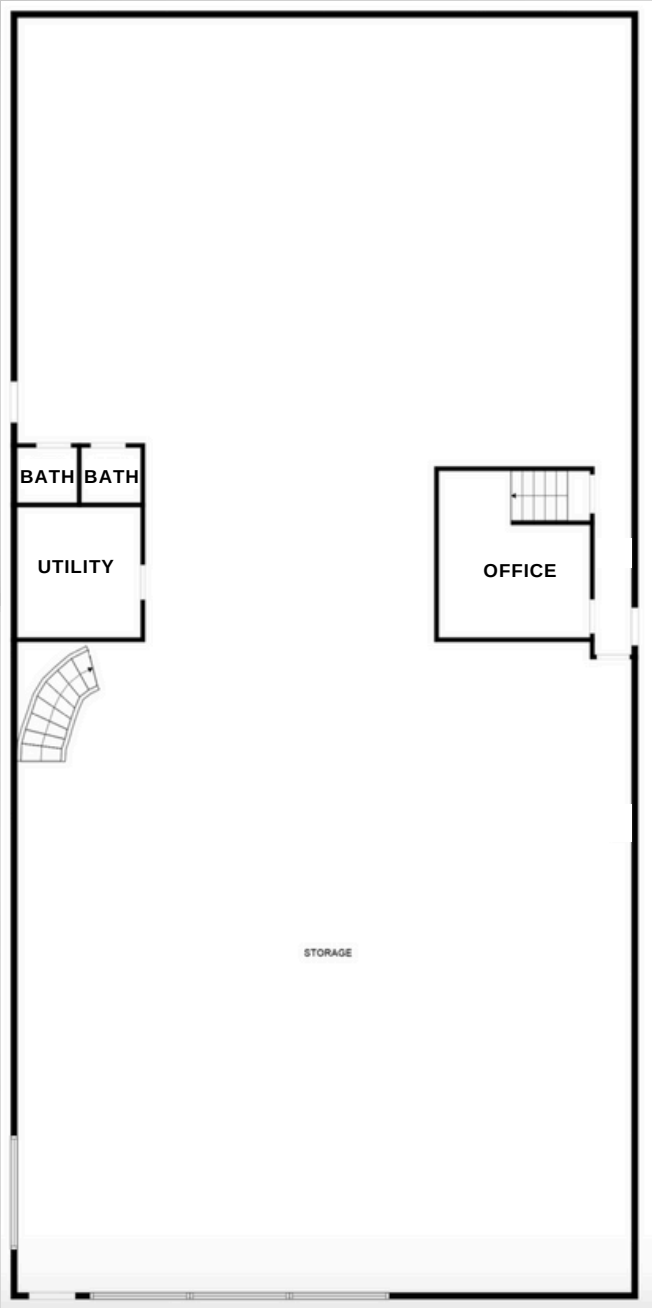
PROPERTY HIGHLIGHTS

- 5,000 SF warehouse
 - 4,125 SF Main Floor
 - 875 SF Mezzanine Office
- .31 Acres
- Freespan building
- Many possibilities with existing zoning

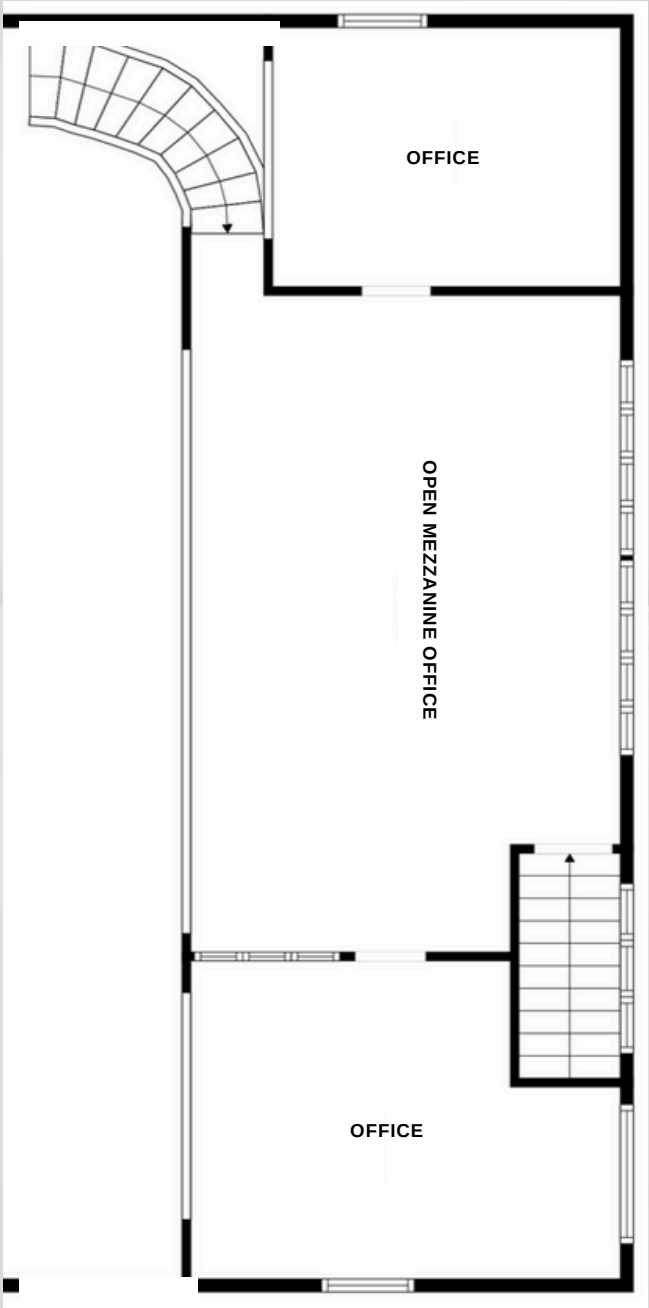
WAREHOUSE



MAIN FLOOR



MEZZANINE



MAIN FLOOR	4,125 SF
MEZZANINE	875 SF
TOTAL	5,000 SF

APARTMENT



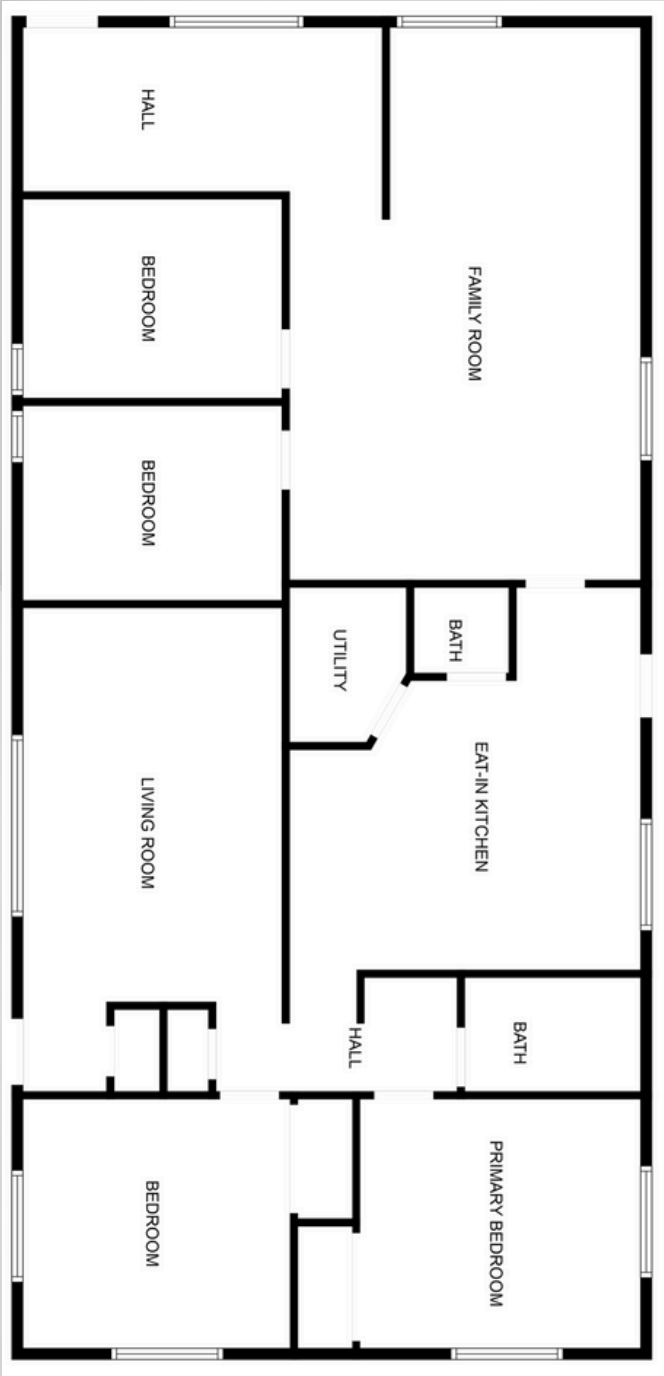
PROPERTY HIGHLIGHTS

- 3,592 SF apartment and storage
- Main Floor Apartment
 - 4 Bed
 - 2 Bath
 - Can be converted back to retail
- .32 Acres
- Second Story Apartment
 - 1 Bed
 - 1 Bath
 - Can be converted back to mezzanine storage

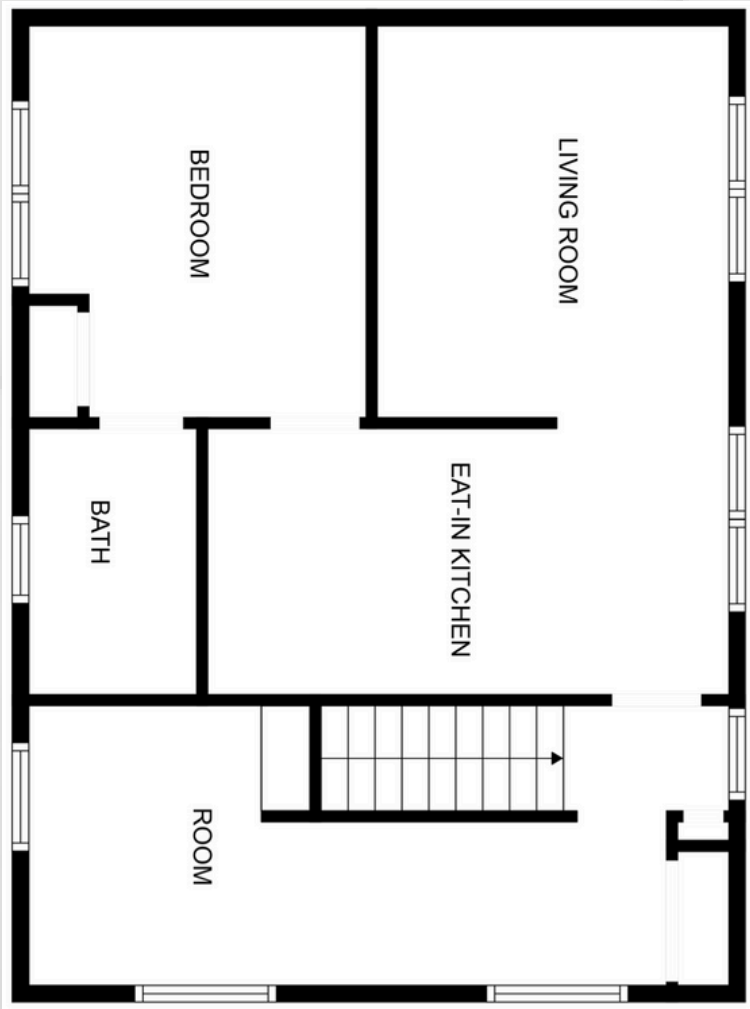
APARTMENT



MAIN FLOOR APARTMENT



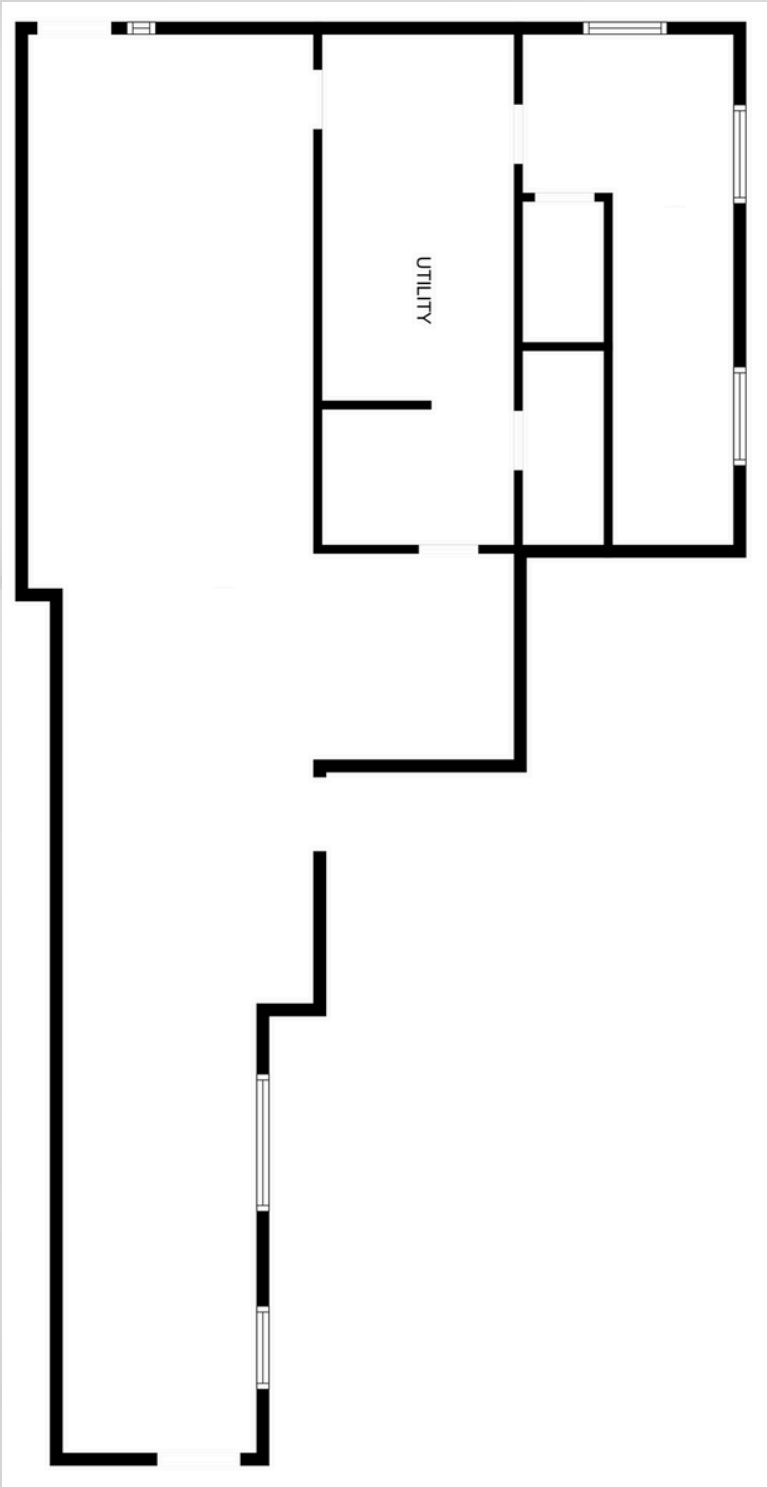
SECOND FLOOR APARTMENT



APARTMENT STORAGE



ADDITIONAL APARTMENT STORAGE



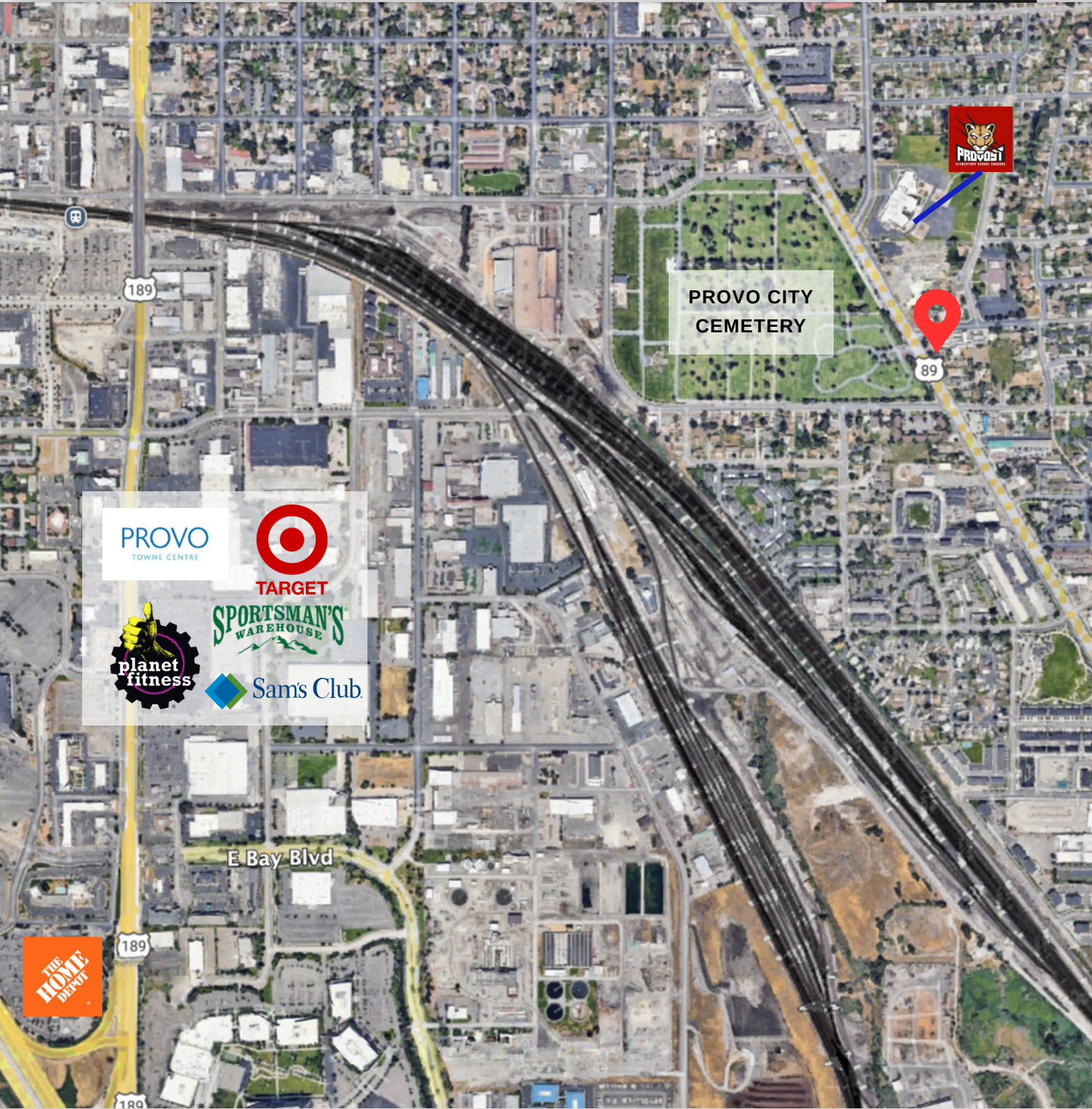
VACANT LOT



PROPERTY HIGHLIGHTS

- .23 Acres Vacant
- Total of 0.86 Acres
 - .23 acres vacant
 - .31 acres with warehouse
 - .32 acres residential
- CM Heavy Commercial Zone
 - The CM zone provides a mixture of retail commercial, warehousing, heavy commercial, & Lt. manufacturing.


SITE LOCATION



OUR Contact

Get in touch with Us!


Blake McDougal


 +1 801-898-5411

 bmc dougal@presidio-commercial.com

Kim Pannell

 +1 480-241-8194

 kim.homeutah@gmail.com

 www.presidio-commercial.com

 3400 N ASHTON BLVD,
SUITE 275
LEHI, UT 84043