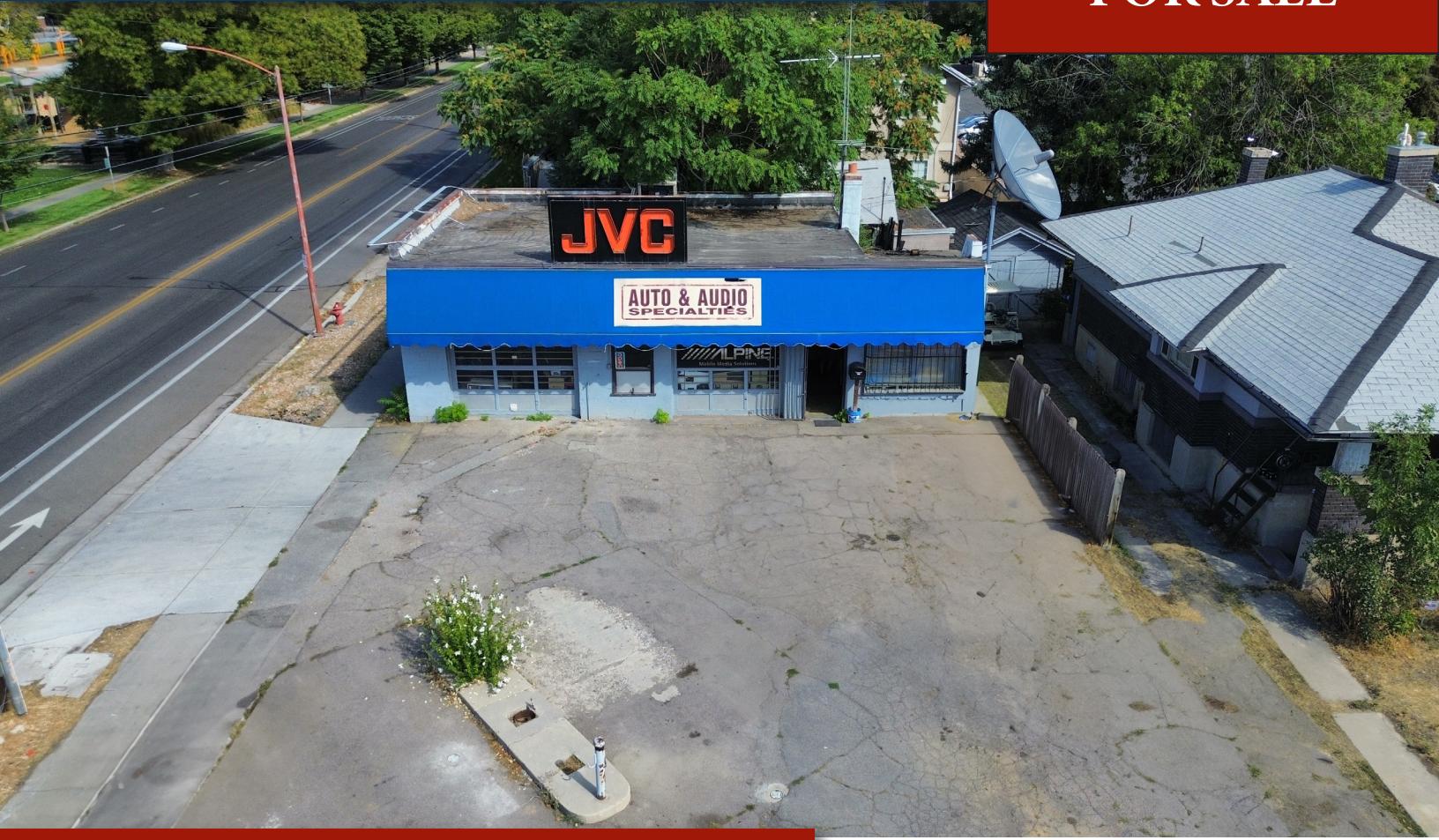


# Provo Retail Building

498 N 500 W | Provo, UT

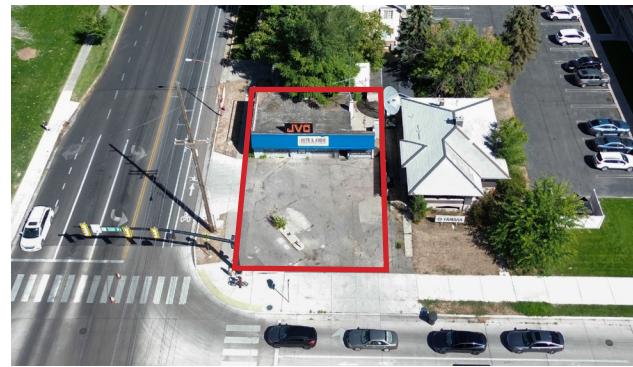
FOR SALE



## PROPERTY HIGHLIGHTS

- 1,039 SF building
- Located on hard corner (SEC) of a lighted intersection
- Direct access from 500 W and 500 N
- Traffic counts at intersection: 47,000 AADT (UDOT 2023)
- Zoning: CG - General Commercial
- Extremely convenient location

**PURCHASE PRICE:  
\$550,000**



**ANDERSON CRG**  
COMMERCIAL REALTY GROUP

3768 N University Ave. Suite 204  
Provo, Utah 84604  
[www.andersoncrg.com](http://www.andersoncrg.com)

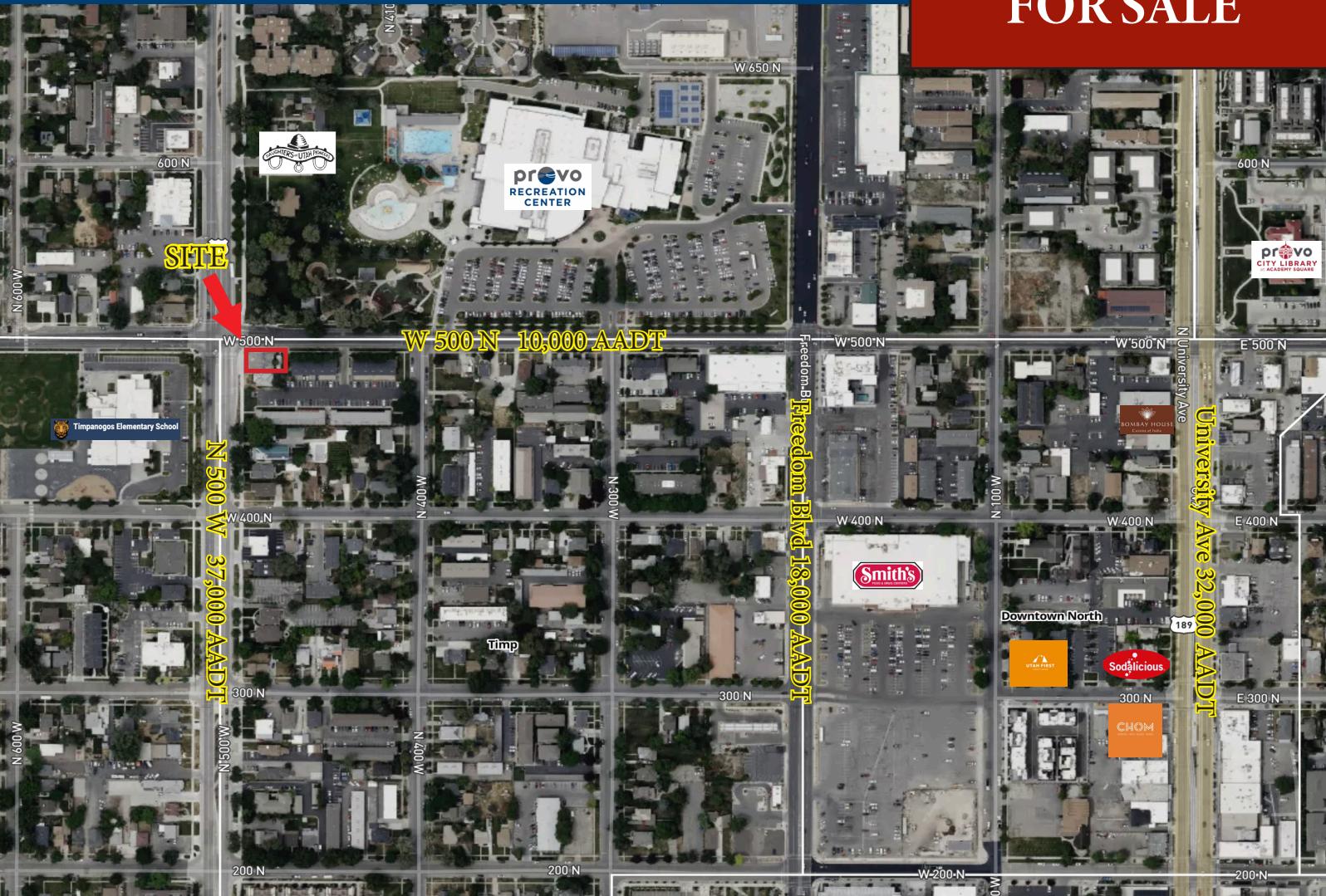
**Caden Bryan**  
Agent  
[caden@andersoncrg.com](mailto:caden@andersoncrg.com)  
**(435) 881-7294**

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.

# Provo Retail Building

498 N 500 W | Provo, UT

FOR SALE



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population			
2023	30,458	120,514	174,148
Households			
2023	10,480	36,567	53,413
Income			
2023 Median	\$50,821	\$62,173	\$69,984



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