

**830 N 2000 W**

Pleasant Grove, UT 84062



360° VIRTUAL TOUR

## Property Description

Medical Office for Sale near American Fork Hospital with generous parking and renovation opportunities! Building sits on 1.73 Acres and could be remodeled to maximize space on property. Very few options left in this area!

## Property Highlights

- Owner will lease back property at a 7% CAP Rate NNN lease for 5 years
- Recently Renovated
- Fully built out, functioning medical clinic
- Owner User or Investment opportunity
- Value Add Opportunity

## Offering Summary

<b>Sale Price:</b>	\$3,700,000
<b>Number of Units:</b>	1
<b>Lot Size:</b>	1.73 Acres
<b>Building Size:</b>	14,814 SF
<b>NOI:</b>	\$259,000.00
<b>Cap Rate:</b>	7.0%

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	4,958	21,657	42,594
<b>Total Population</b>	14,688	70,428	144,035
<b>Average HH Income</b>	\$78,494	\$94,909	\$102,872

**ANDY EVANS**

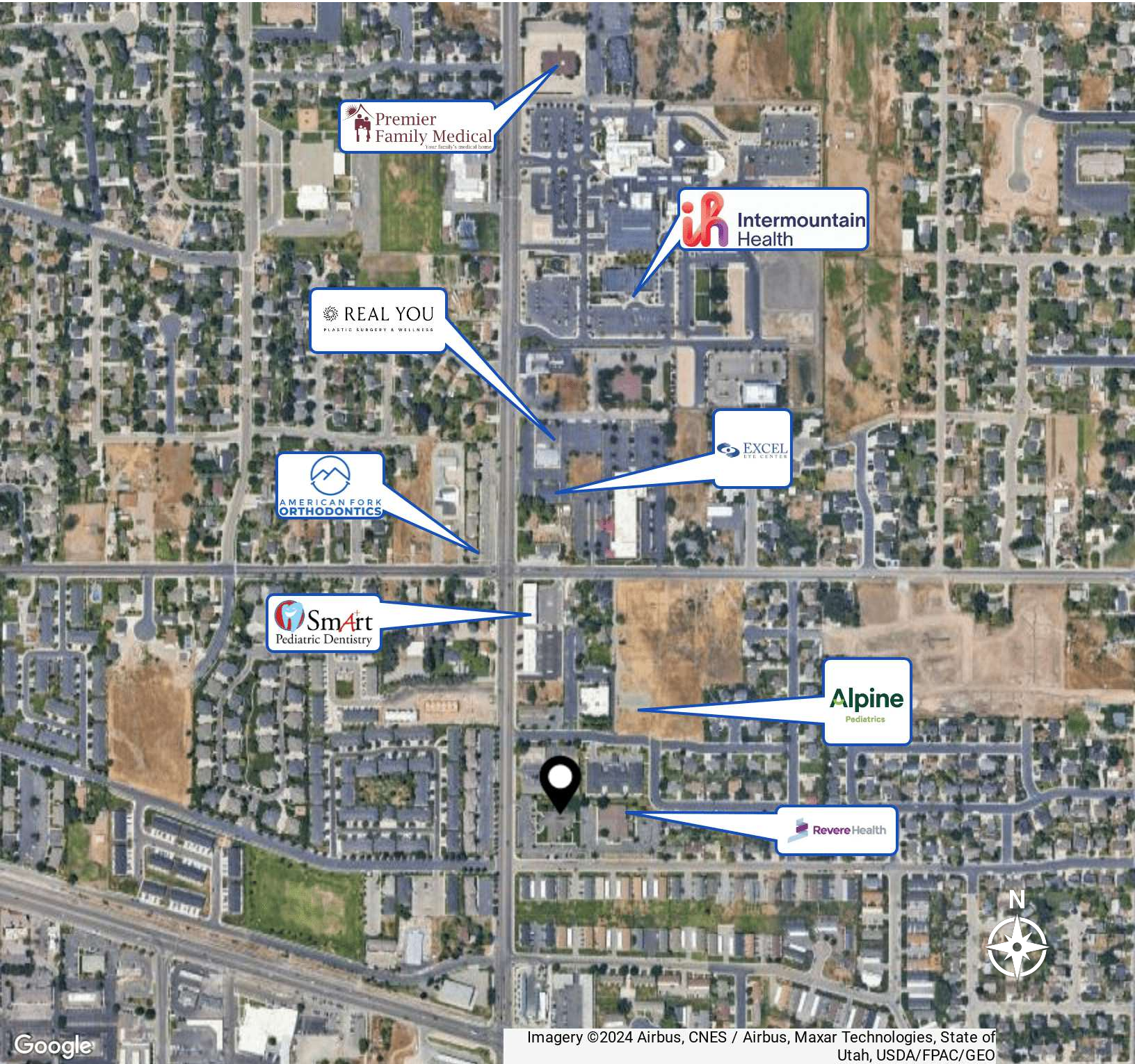
801.518.9819

andyevansre@gmail.com

OFFICE BUILDING FOR SALE

**830 N 2000 W**

Pleasant Grove, UT 84062



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, State of Utah, USDA/FPAC/Geo

**ANDY EVANS**

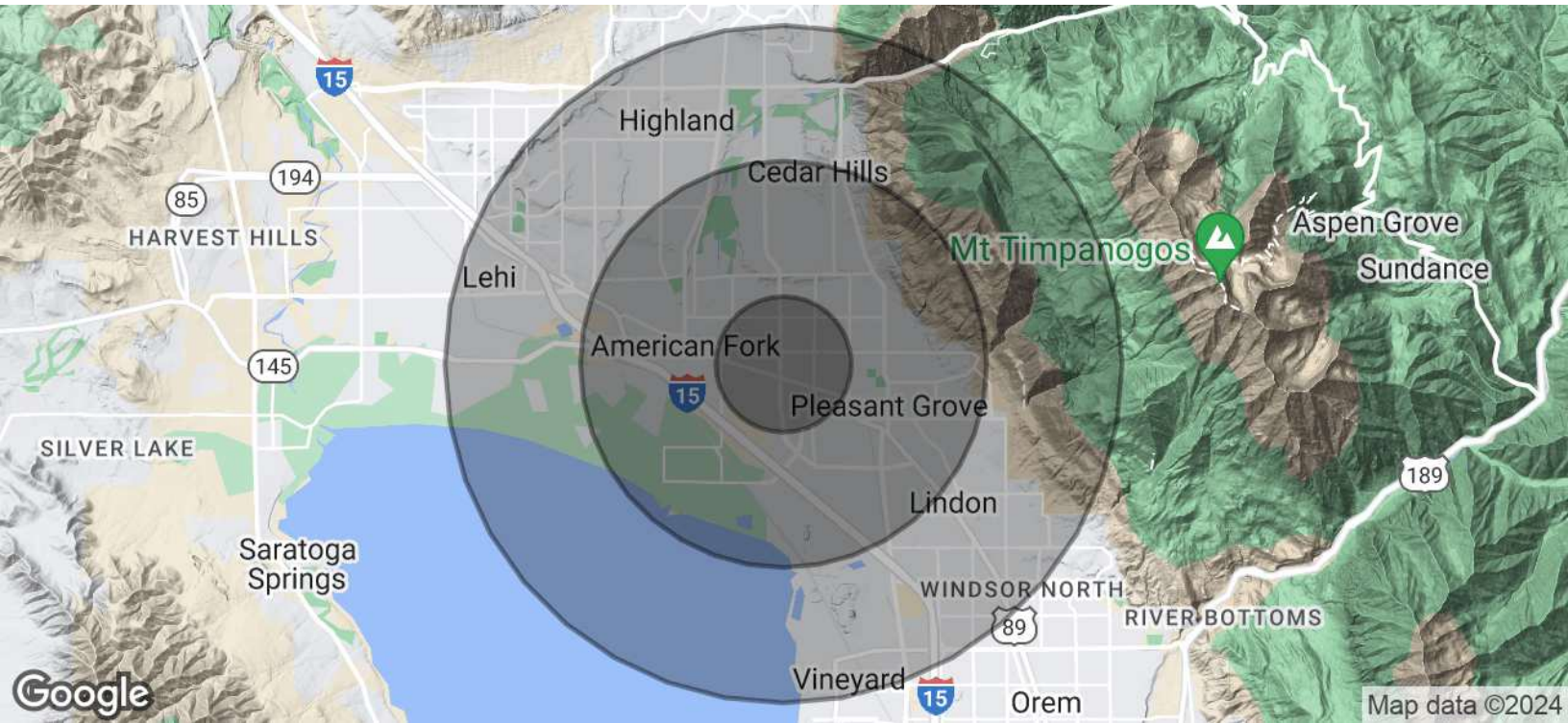
801.518.9819

andyevansre@gmail.com

OFFICE BUILDING FOR SALE

830 N 2000 W

Pleasant Grove, UT 84062



Population

1 Mile

3 Miles

5 Miles

<b>Total Population</b>	14,688	70,428	144,035
<b>Average Age</b>	27.4	28.6	28.4
<b>Average Age (Male)</b>	26.2	27.5	27.6
<b>Average Age (Female)</b>	29.7	30.7	30.3

Households & Income

1 Mile

3 Miles

5 Miles

<b>Total Households</b>	4,958	21,657	42,594
<b># of Persons per HH</b>	3.0	3.3	3.4
<b>Average HH Income</b>	\$78,494	\$94,909	\$102,872
<b>Average House Value</b>	\$254,431	\$307,422	\$354,310

2020 American Community Survey (ACS)

ANDY EVANS

801.518.9819

andyevansre@gmail.com