



FOR SALE

64 & 52 W 50 S St
American Fork, UT 84003

±0.53 Acres | Land

Property Specs

OFFERED PRICE	\$900,000
LOT SIZE	± 0.53 Acres
ZONING	Commercial
TAX ID	02-023-0016, 02-023-0019
TYPE	Land Retail/Office

- Strategic frontage along the highly coveted American Fork Main Street corridor, offering strong visibility and long-term appreciation potential
- Rare infill development opportunity within a fast-growing, supply-constrained submarket
- Optional assemblage with the adjacent parcel to significantly increase project scale, density potential, and exit value
- Existing month-to-month tenant provides immediate holding income while preserving full redevelopment flexibility

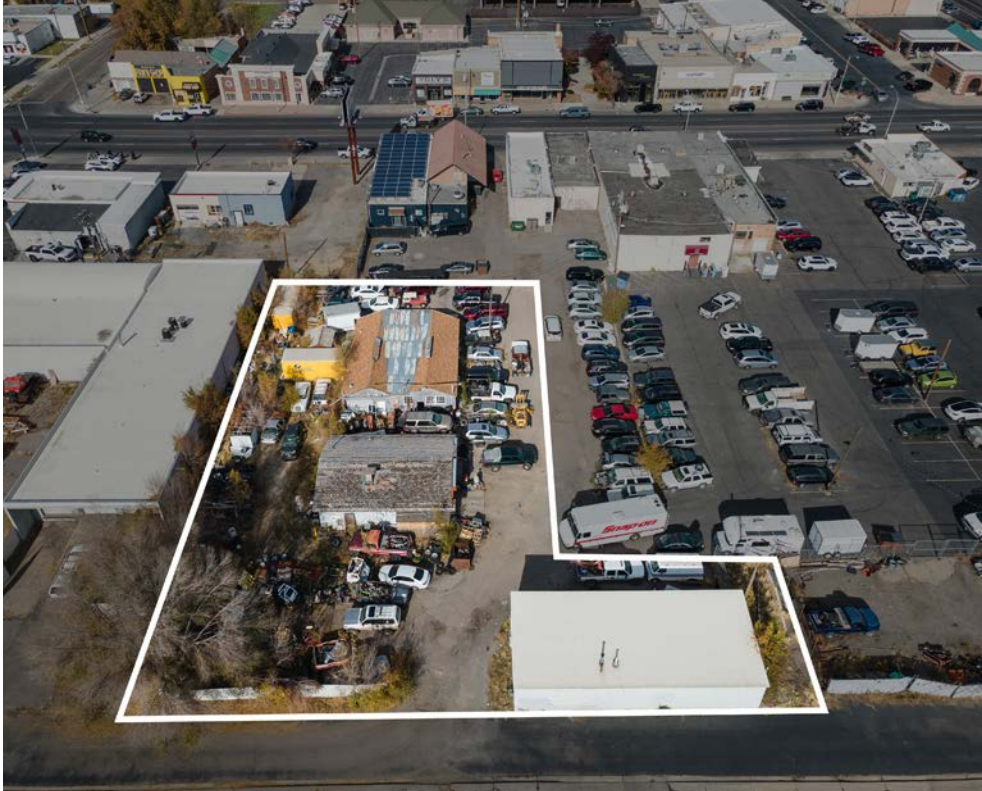


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SUMMARY



PHOTOS

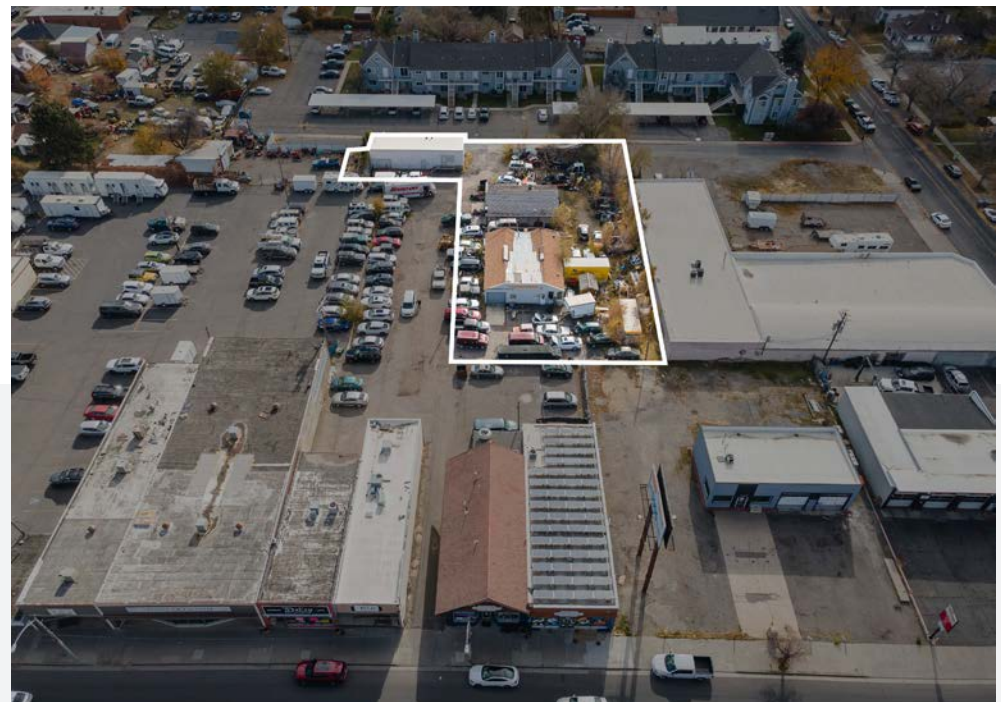
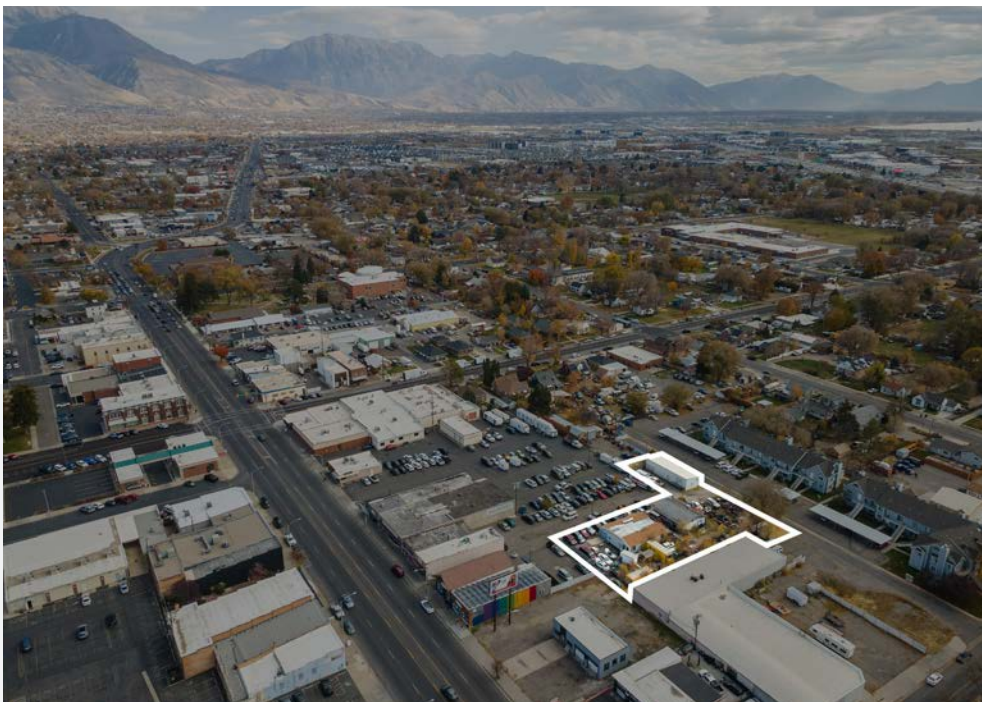


Image Landsat / Copernicus

- Offered By: Zachary Hatch | Kelsey Flake NAI Excel | naixelcel.com 4



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,112	81,283	171,158
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	4,360	25,065	49,182
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$115,673	\$140,520	\$151,314

Traffic Counts

STREET	AADT
Main Street	28,000

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2901 Ashton Blvd Ste 102
Lehi, Utah 84048

801.341.0900 | naiaexcel.com

Zach Hatch

NAI Excel

801.633.6313

zhatch@naiaexcel.com

Kelsey Flake

ERA Brokers

801.885.547

kelsey@flakerealestate.com



BROKERS CONSOLIDATED

2901 Ashton Blvd Ste 102
Lehi, Utah 84048

801.341.0900 | erabrokers.com

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