

# Future Medical Office Suites

1141 East 50 North, American Fork, UT 84003

**kwUTAH** Presented by  
KELLERWILLIAMS KW Westfield



## Price: \$1,200,000

This lot is fully approved for a planned MEDICAL PROFESSIONAL OFFICE SPACE. Fully engineered plans available with lot purchase ??

**PROPERTY OVERVIEW** 0.61 acre parcel immediately south of the American Fork Hospital

Approved plans: Building Type: Class-A Medical / Professional Office Total Area: 8179 sq ft Stories: 2 Suites: 6 suites across 2 floors Occupancy Type: Group B (Business) Construction Type: Type VB (Fully Fire Compliant) 34 parking bays ???

**BUILT FOR MEDICAL EXCELLENCE** Purpose-built for healthcare and professional use Non-sprinklered, Type VB per 2021 IBC ADA-compliant with elevator, stairwells, accessible restrooms Generous natural light and modern finishes

Designed by Desert Edge Architecture | Structural by BHB Engineers ??

**SUITE HIGHLIGHTS** Main Level: 4,090 SF Ideal for urgent care, general practice, or dental Upper Level: 4089 SF Perfect for medical specialists, therapy, administration, high-tech office Divisible floor plans – configure to suit your practice needs ??

**LOCATION ADVANTAGES** Prime spot off State Street near AF Hospital, Orthetime Orthodontics, and other healthcare clusters Directly across from major retail and residential developments High-visibility frontage with ample on-site parking ??

**BUILDING FEATURES** Floor-to-ceiling windows in lobby & suites Suite Numbering: 101–104 (Main), 201–203 (Upper) Architectural exterior: stone, wood, metal

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Directly South of American Fork Hospital  
Fully Approved Plans by American Fork City  
Ample Parking



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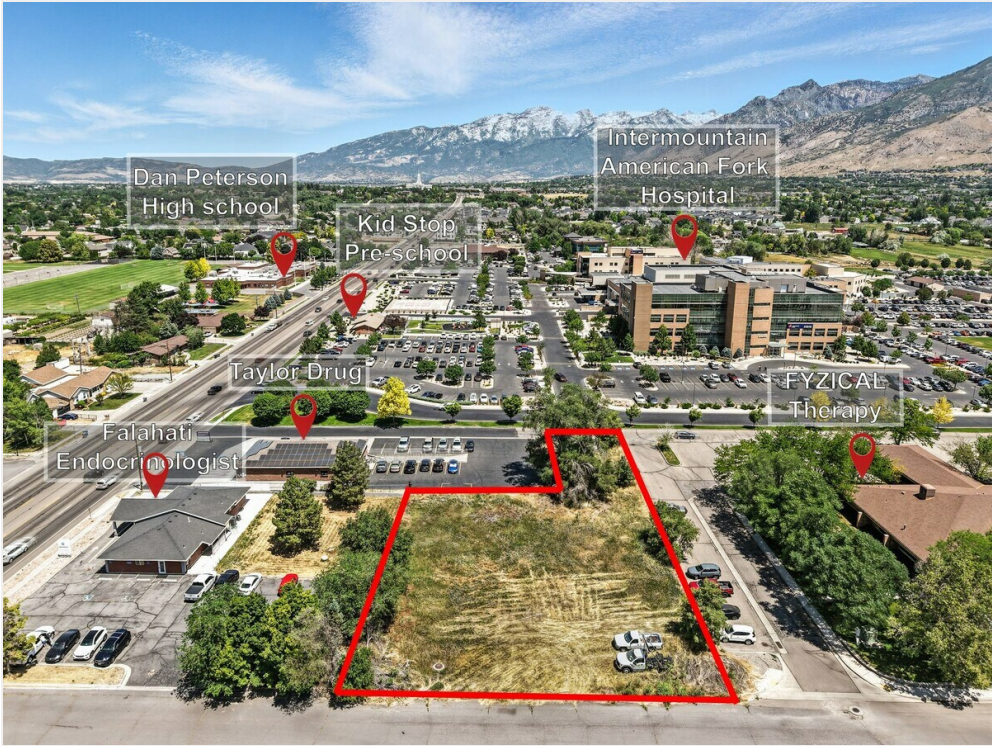




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## Property Photos



Labeled 1 (Copy)



Labeled 2 (Copy)



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## Property Photos



American Fork Medical Office - Exterior Render\_1 - Photo



American Fork Medical Office - Exterior Render\_2 - Photo