



**RARE INDUSTRIAL PROPERTY FOR SALE IN SUMMIT COUNTY  
APPROXIMATELY 23,000 SF ACROSS TWO BUILDINGS**

627 S MAIN STREET | COALVILLE, UTAH 84017

**OFFERED AT \$8,050,000**

**KATIE WILKING** CCIM, MRED  
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katie@wc-cre.com

**BERKSHIRE  
HATHAWAY** | UTAH  
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION

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**23,000 SF**

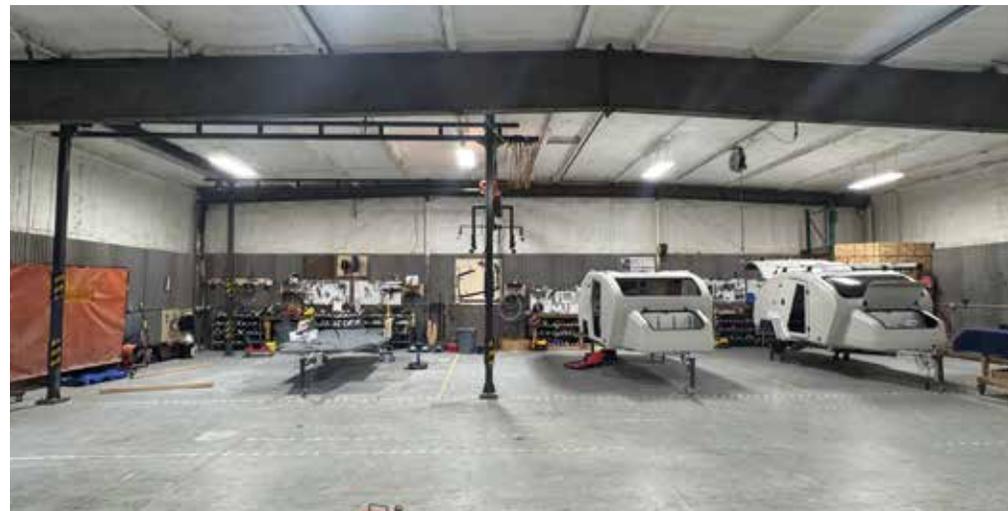
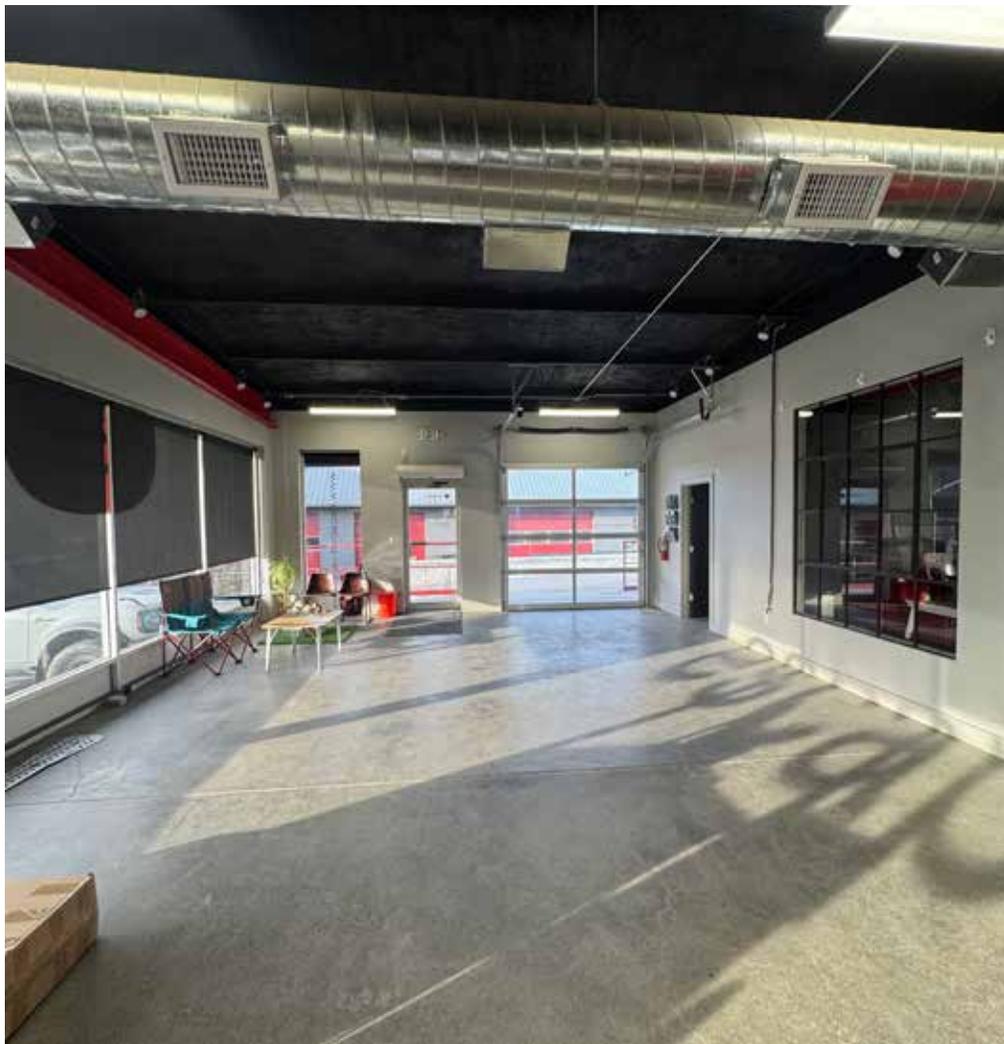
**1.23 ACRES**

**\$8,050,000**

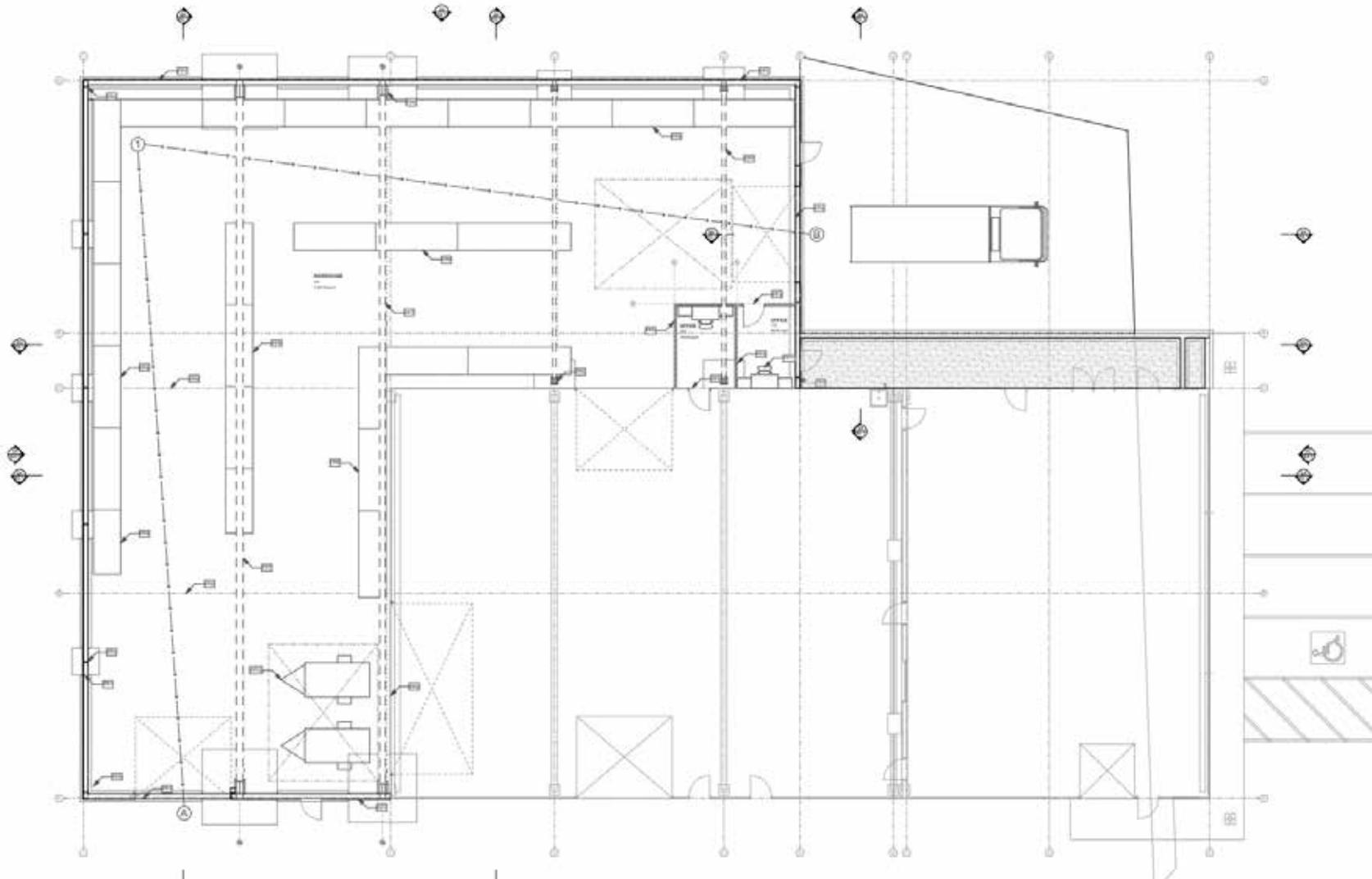
- **Flex asset** totaling approximately **23,000 SF** across **two buildings**, reducing near-term capital expenditure risk
- **Highly versatile office/warehouse configuration** supports multi-tenant or single-tenant strategies
- **Strong demand for flex and industrial space** in Summit County and surrounding markets with limited new supply
- **Attractive rent growth potential** due to constrained inventory and expanding local business base
- **Ability to demised into smaller suites**, enhancing leasing flexibility and tenant diversification
- **Dock-high loading** supports logistics, light distribution, and service-oriented tenants
- **Main Street frontage** provides visibility that appeals to service, contractor, and regional users
- **Strategic I-80 access** captures tenants priced out of Park City and Salt Lake Valley markets
- **Ideal for private investor or owner-user/investor hybrid** seeking long-term hold potential



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CONTACT KATIE FOR MORE INFORMATION OR TO ARRANGE A TOUR.

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