

OFFICE CONDOS FOR SALE



NEWMARK

MOUNTAIN WEST

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PROPERTY DETAILS

1270 & 1310 W. 233 N., Centerville, Utah 84014

Individual office condos available for purchase | starting at \$320,000.00

East Building (1270 W.)

1,321–6,780 SF Available for Purchase

West Building (1310 W.)

1,604 SF Available for Purchase

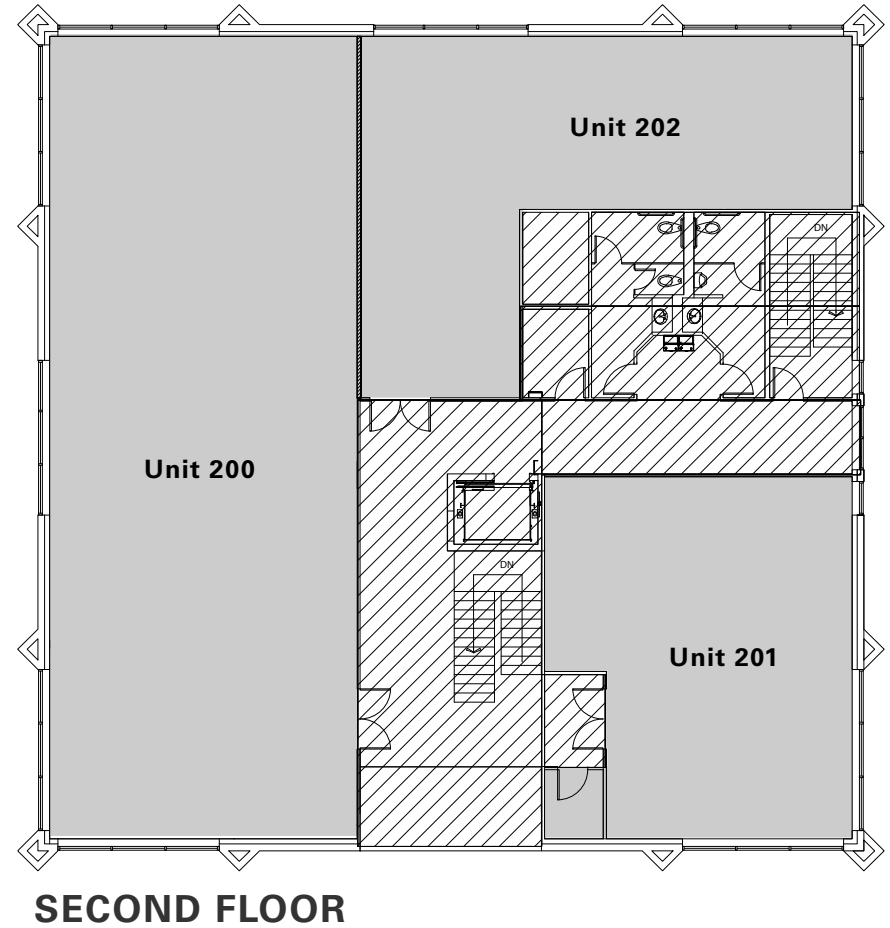
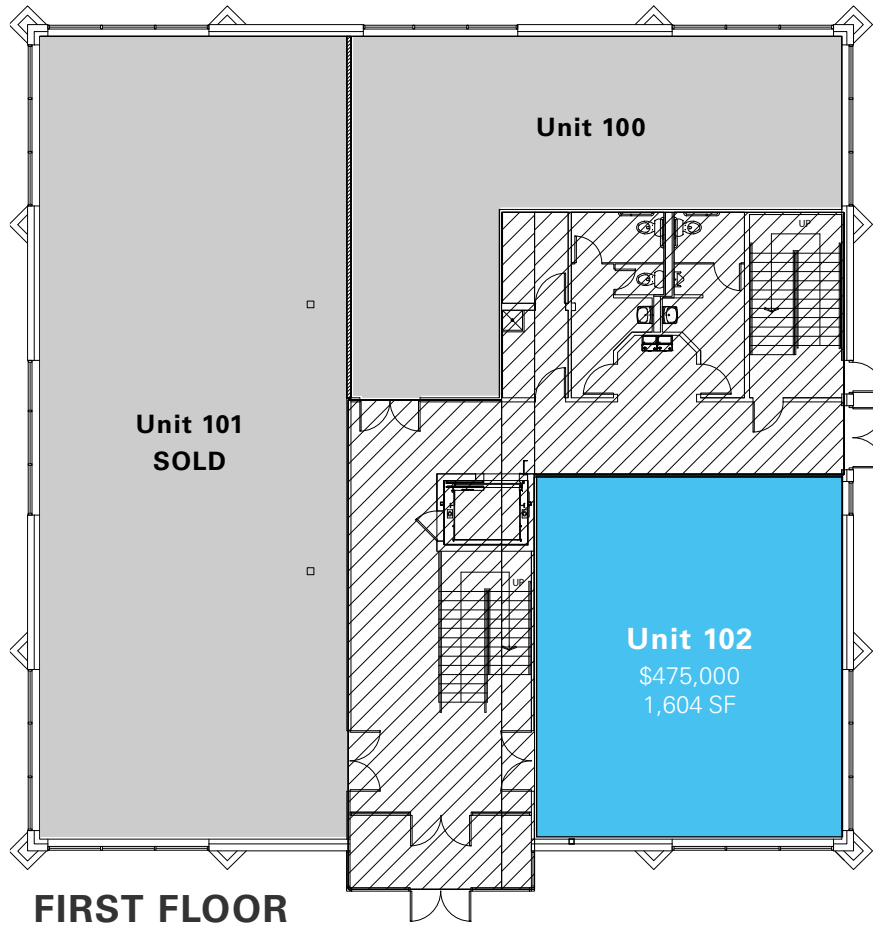
- Great visibility and easy access to I-15 and Legacy Parkway
- Constructed in 2014 (1310 West) and 2000 (1270 West)
- Nearby Megaplex Theatres, retail, banks and restaurants

SURROUNDING AMENITIES



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 1410 S University Park Blvd, Ste 120
 Clearfield, Utah 84015
 Office 801.578.5580
www.newmarkmw.com

WEST BUILDING (1310 W.)



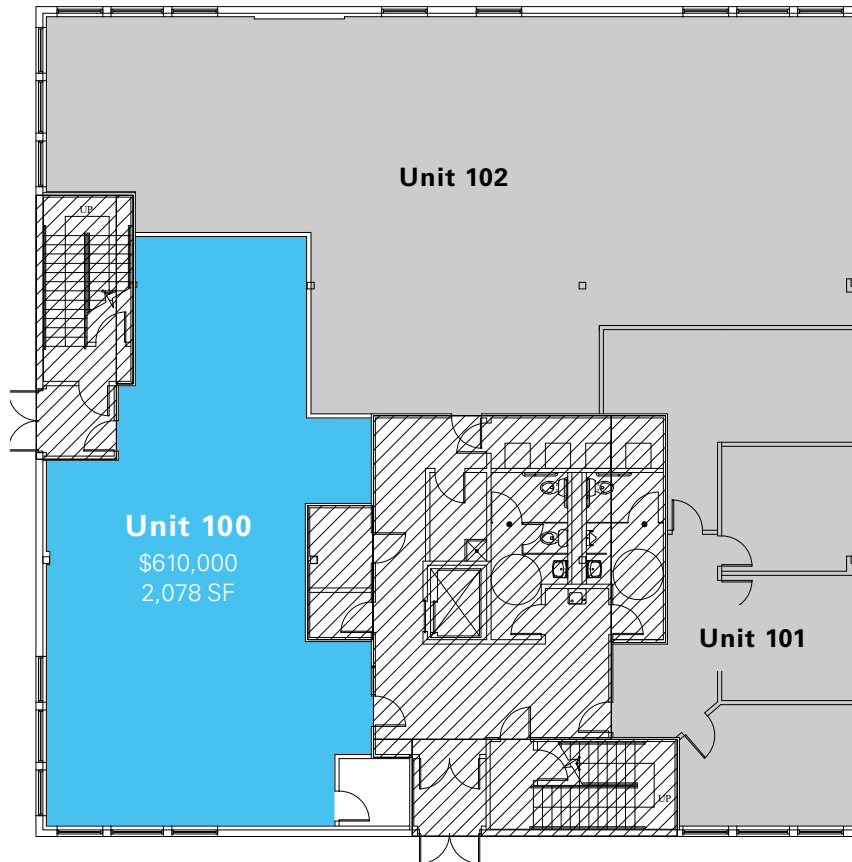
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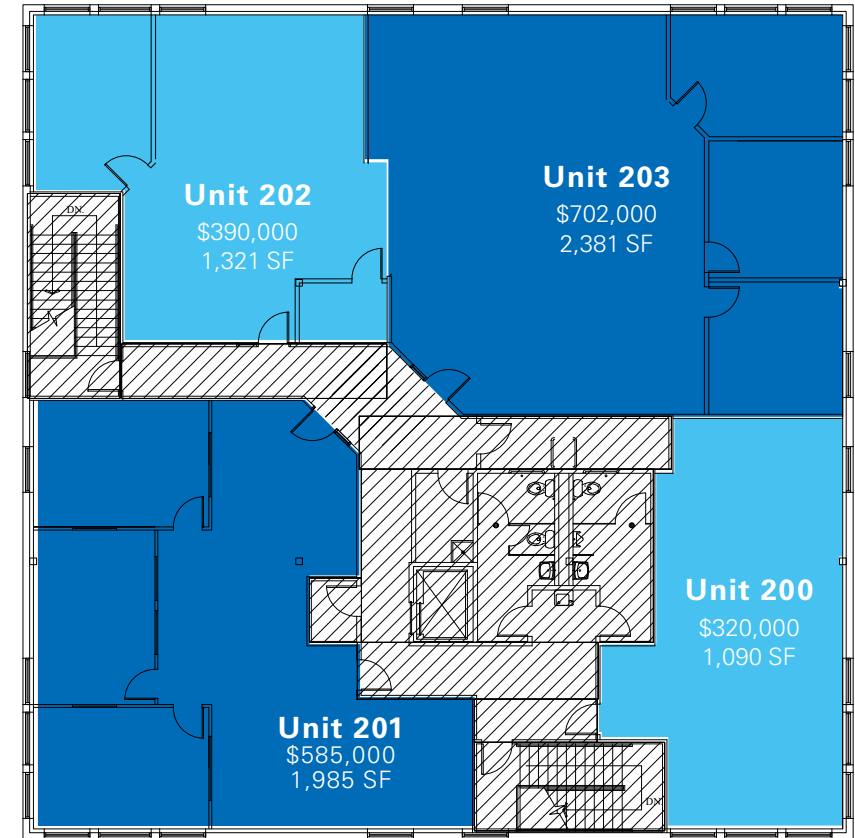
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EAST BUILDING (1270 W.)

AS BUILT FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

1,090-6,780 SF AVAILABLE



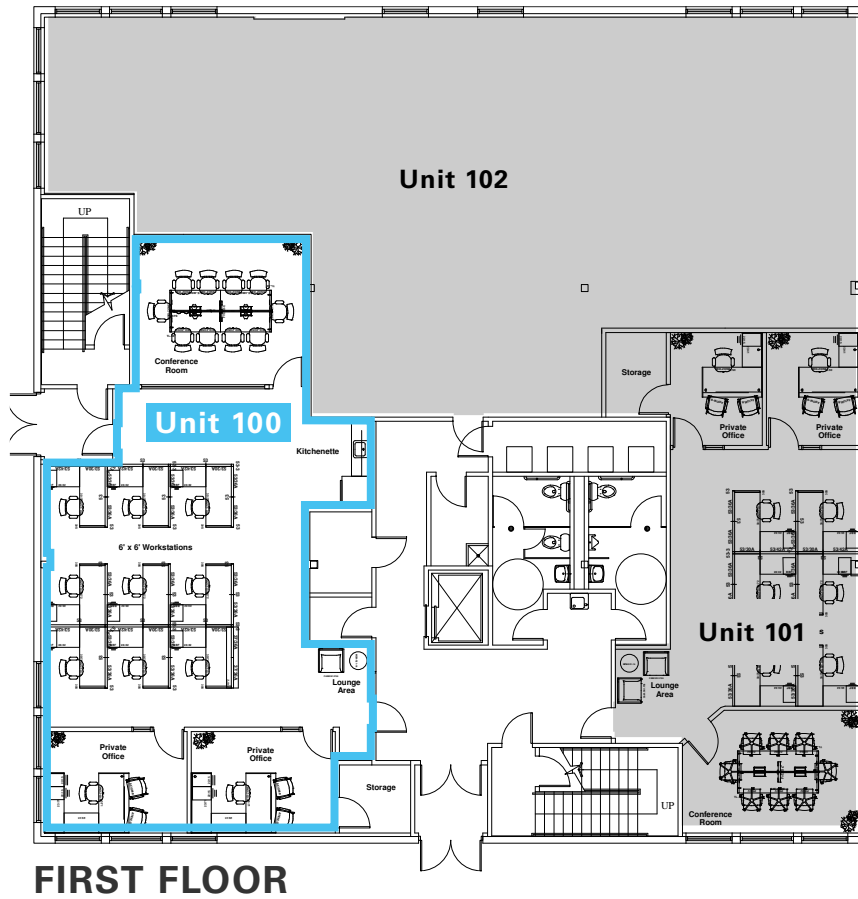
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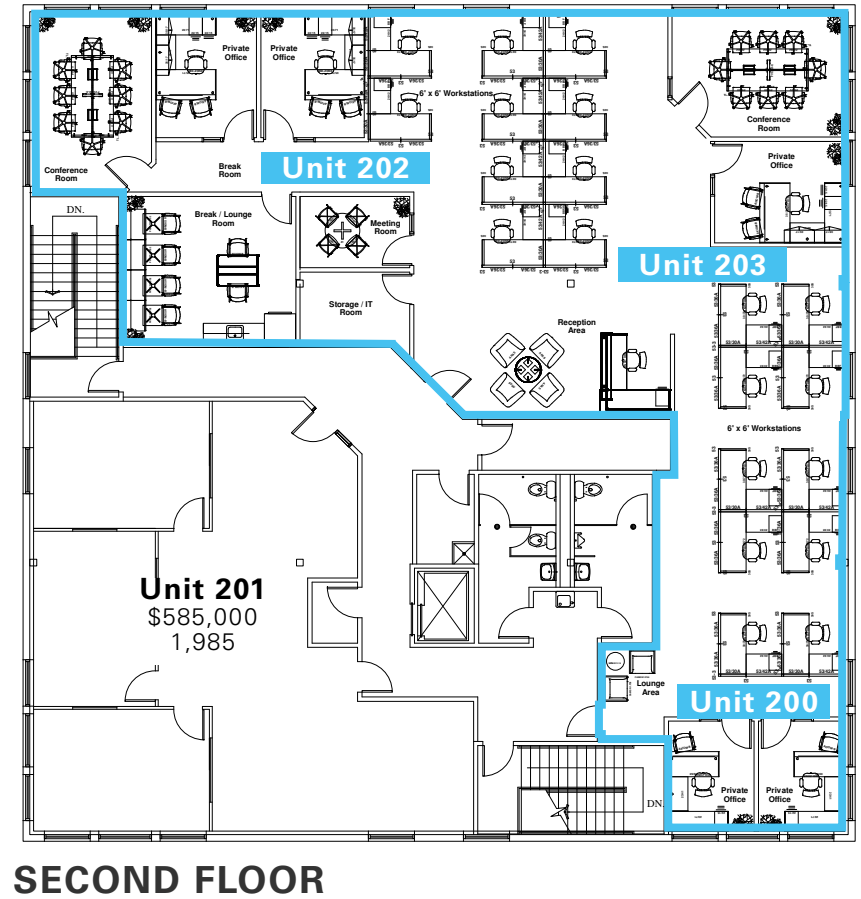
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EAST BUILDING (1270 W.)

CONCEPTUAL PLAN



Units 200, 202, 203 Price: \$1,412,000



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Legacy Parkway

Parrish Lane

1250 West

COMMON PARKING

1310

1250

COMMON PARKING

COMMON PARKING

Legacy Lane

POTENTIAL OVERFLOW PARKING



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

SBA 504 LOAN VS. CONVENTIONAL LOAN

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| | SBA 504 Loan | Conventional Loan |
|--------------------------------|---|--|
| Down Payment | As Low as 10% | Typically 20%-30% |
| Loan Structure | 50% Bank Loan + 40% SBA Debenture + 10% Borrower Equity | 100% From the Bank/Lender |
| Interest Rates | SBA Portion Fixed, Competitive Long-Term Rates | Fixed or Variable, Market-Driven |
| Amortization | Up to 25 Years, Fully Amortized | Usually 15-25 Years, May Include Balloon Payments |
| Which is Right For You? | Best for Business Owners Seeking to Minimize Cash Outlay and Lock in Long-Term Fixed Rates | Best for Buyers Needing Flexibility and a Faster, Simpler Process |

Space planning and bids provided by Dutson Builders at no cost



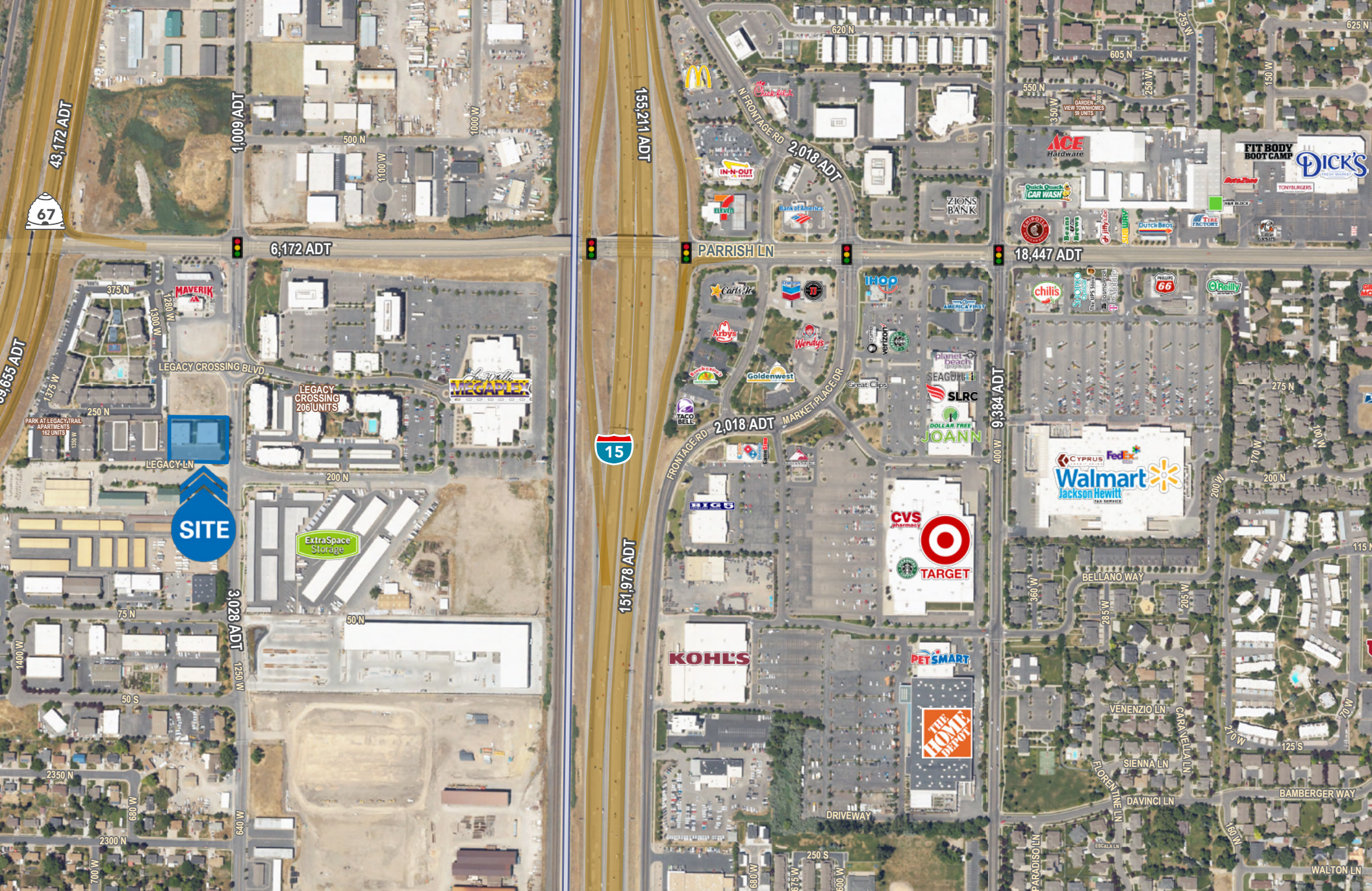
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