



Contact:

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COMMERCIAL SPECIALIST

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FOR SALE

732 E 1000 S, CLEARFIELD

Don't miss this versatile duplex located in the heart of Clearfield-perfect for investors or owner-occupants looking to offset their mortgage with rental income. Each unit includes its own fully fenced yard, providing separation and outdoor space that tenants and homeowners alike will appreciate. Conveniently located less than 3 miles from Hill Air Force Base. Recent Upgrades Include: Unit B fully remodeled (2024); New roof (April 2024); New porch (2024); New sewer line (2025) This property is ideal for Investors seeking steady income.

Yearly NOI: \$35,100

ProForma NOI: \$37,800

732 E 1000 S
Clearfield, Utah 84015

PURCHASE PRICE:

\$510,000.00

Land Size: 0.19 Acres
Property Size: 2,016 Sq. Ft.
Year Built: 1942



Contact:

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