



# FREESTANDING RETAIL BUILDING FOR LEASE OR SALE

814 WEST 1425 NORTH, LAYTON, UT 84041

**SALE PRICE: \$2,100,000.00**  
**LEASE RATE: \$18.00/SF/YR NNN**

**SELLER FINANCING AVAILABLE**



## PROPERTY INFORMATION

- ✓ Building Size: 7,000 SF
- ✓ Qualifies For SBA Financing
- ✓ Year Built: 1996
- ✓ I-15 Visible Pylon Signage Available
- ✓ Established Retail Location
- ✓ Co-Tenant Is Ari Diamonds - Long-standing Tenant Of Over 30 Years
- ✓ Ample On-Site Parking: 32 Parking Stalls
- ✓ Roll Up Door
- ✓ Large, Flexible Floor Plan

## AVAILABLE SPACE

- ✓ North Unit: 3,500 SF  
-Lease Rate: \$18.00/SF/ YR NNN
- ✓ South Unit: 3,500 SF - Seller Will Lease Back For 5 Years  
-\$18.00/SF/YR NNN

## CONTACT US

**KELLEN KONCAR**

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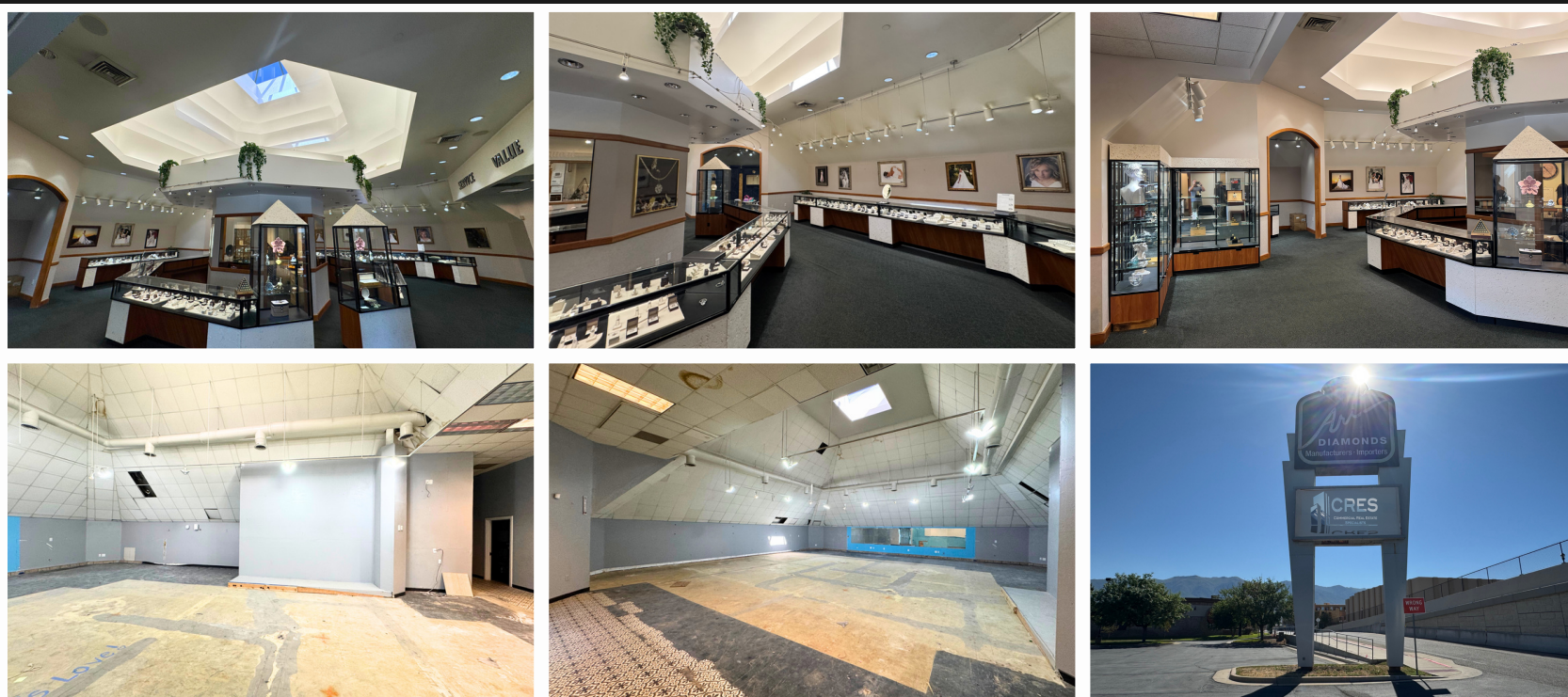
Call Us  
**801.876.6070**





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Measurements Deemed Highly Reliable But Not Guaranteed

This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

**CONTACT US**

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**KELLEN KONCAR**

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