

MLS# 2167284

Status: ACTIVE
Sale Price: \$2,150,000
Lease Price: \$8,000.00
Availability: 06/22/2026
DOM: 2
Tax ID: 01-2041-0003
Address: 189 S 600 W
NS/EW: 189 S / 600 W
City: Price, UT 84501
County: Carbon
Proj/Subdiv:
Zoning Code: Comm

Lease Type: Triple Net (NNN)
Sublease: No
Entry Date: 06/23/2026

Est. Taxes: \$23,448



Year Built: 2008
Traffic Count:
Building Class: A

CAM Fees:
Business For Sale?:
Bus. Name:

Const. Status: Blt./Standing
Acres: 0.94

Sublease From:
Sublease To:

Office

Min Sq Ft Avail: 12,130
Basement Sq Ft: 0
Suites Avail: 0

Max Sq Ft Avail: 0
Other Floor Sq Ft: 0
Floors: 0

Main Floor Sq Ft: 0
Tot Building Sq Ft: 15,085
Load Factor:

Office Inclusions: Elevator; Break Room; Restrooms

Accessibility: Elevator: Passenger; Fully Accessible; Ground Level; No-Step Entry; Wheelchair Access

Air Conditioning: Central Air; Electric

Const./Cond.: Rock; Vinyl Siding

Culinary Water: Connected

Equipment: Back-Up Power

Ext. Special Paved Parking

Features:

Floor Coverings: Carpet; Laminate

Heating: Forced Air

Inclusions: Fixtures; Real Estate

Int. Special Comm. Wiring; Kitchen; Restroom: Private; Restroom: Public; Sprinkler System Fire

Features:

Land Condition: Corner Lot; Curb & Gutter; Fenced: Part; Landscaping: Full; Mature Trees; Terrain: Flat; Trees; View: Mountain; View: Valley

Offering Type: Both Lease & Sale

Parking: 62 total stalls;

Power: Single Phase

Roads/Trans.: Asphalt

Roof: Asphalt Shingles

Sewer: Connected; Public

Site Description: Tenant Occupied

Tel Comm: DSL Available; Fiber

Terms: Cash; Conventional; SBA; Seller Finance First; Seller Finance Second; USDA Rural Development

Utilities: 120/240 V 1 Phase; Gas: Natural; Separate Meter: Gas; Separate Meter: Elec.

Zoning: Commercial

Has Solar?: No

Remarks: This spacious building is currently open for rent and for sale, it presents an exceptional business opportunity that should not be overlooked. Its size and layout provide ample space for various business ventures, accommodating a wide range of industries and operations. Whether you are an entrepreneur looking to establish a new business or an established company seeking to expand, this building offers significant potential. Its adaptable interior design allows for customization and optimization, ensuring that the space can be tailored to your unique business needs. Don't miss out on the chance to seize this perfect business opportunity and set yourself up for success

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Remarks:

Show Inst: Agent Has Key; Vacant; Call Showing Service; Use Aligned Showings

Owner:

Special Owner Type:

Contact: Carla Saccomano
L/Agent: Carla Saccomano
Co-Agent: Bailey D Saccomano
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Listing Type: Exclusive Right to Sell (ERS)
Expiration Date: 12/25/2026