

SALE PRICE: \$950,000.00



PROPERTY INFORMATION

- ✓ Building Size: 4,887 SF
- ✓ Prime State Street Frontage With High Traffic Counts
- ✓ C-2 Zoning (Community Commercial)
- ✓ Allowing For A Broad Range Of Commercial Uses
- ✓ Flexible Layout With Multi-Tenant Potential
- ✓ Grandfathered Apartment: Rare Work/Live Opportunity
- ✓ On-Site Cell Tower Passive Income (\$480.00/Month)

- ✓ Recent Capital Improvements
- ✓ Well-Maintained Yard & Garage Space
Perfect for Owner-User

SBA FINANCING SCENARIO

- Sales Price: \$950,000.00
- Down Payment: \$95,000.00
- Bank note: (7.5%) \$475,000 - \$3,321.27
- SBA-backed Note: (5.86%) \$380,000 - \$2,244.20
- Blended rate: (<5.9%) - \$5,565/month

CONTACT US

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OWNER USER FREESTANDING RETAIL

754 N STATE STREET, OREM, UT 84057



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.

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