



# PROPERTY FOR SALE

The Roof Loft Buildings  
475 E 1000 S Brigham City, UT 84302



## PROPERTY SUMMARY

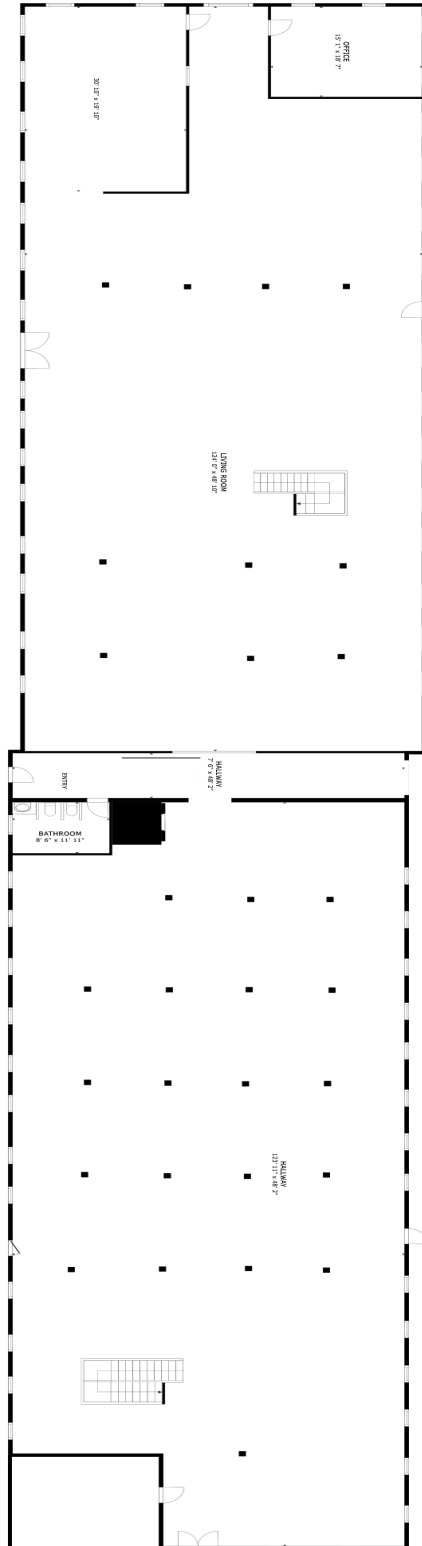
We are presenting the opportunity to purchase a renovated historic warehouse building in Brigham City. The open area, wood beam construction, exposed brick interiors, and original restored oak floors make this building ideally suited for a variety of uses. Creative office, flex warehouse, or true distribution are some of the potential uses. The current owner uses the building as a furniture store. The buildings were originally built as the Bushnell Memorial Hospital during World War II and were later converted into an educational facility before the current owner purchased it. The majority of the surrounding property is owned by Utah State University for a future Brigham City Campus.

## BUILDING SPECS

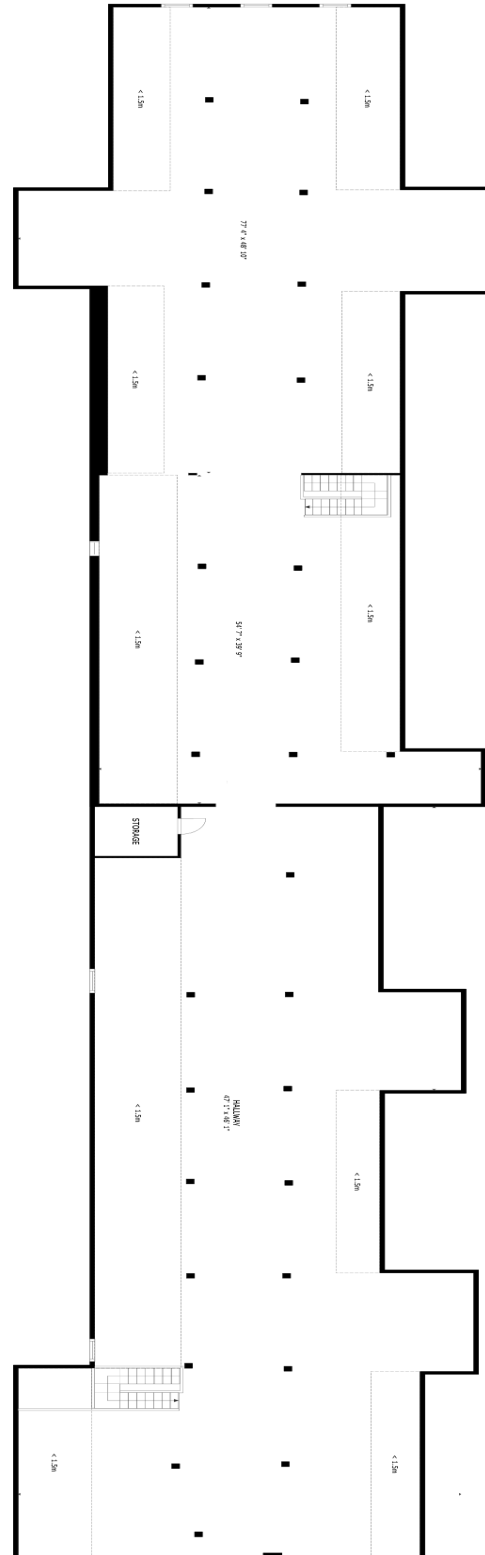
Sale Price:	\$2,900,000
<b>Building 1:</b>	21,500 SF
2nd Level:	8,000 SF
1st Level:	13,500 SF
<b>Building 2:</b>	21,500 SF
2nd Level:	8,000 SF
1st Level:	13,500 SF
<b>Total Square Feet:</b>	<b>43,000 SF</b>
Land:	1.83 Acres
Parcel ID:	03-146-0219
2024 Property Taxes:	\$7,211
Zoning:	P-M-D

# FLOOR PLAN

## Building 1



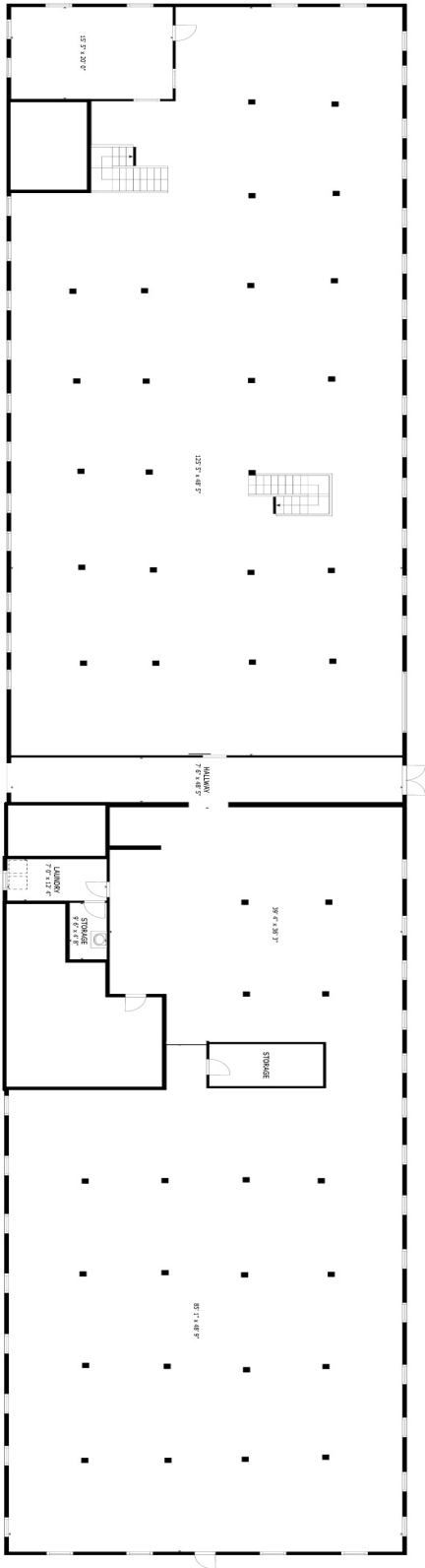
Floor 1



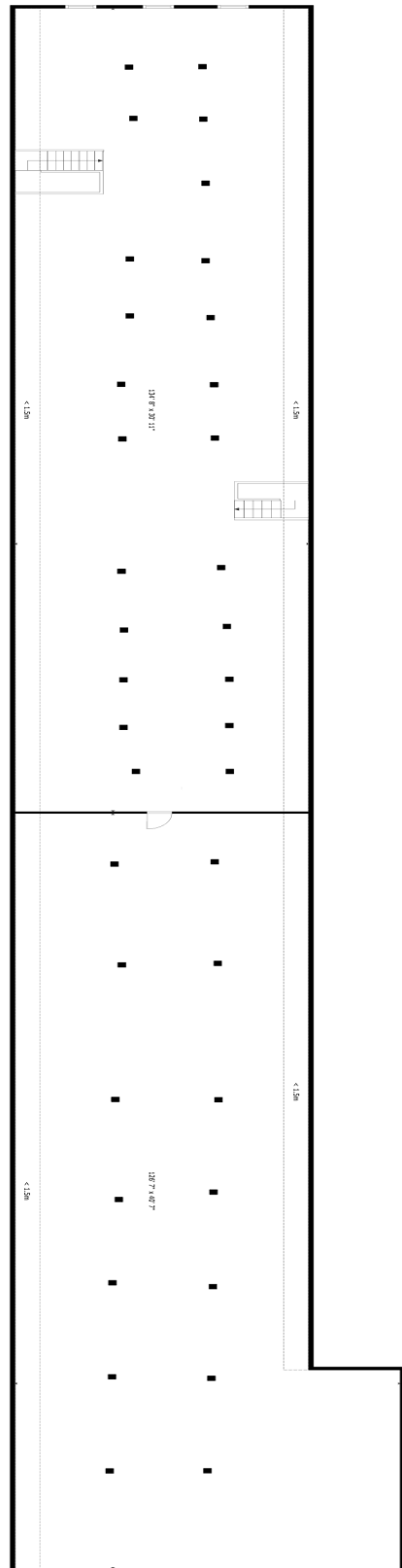
Floor 2

# FLOOR PLAN

## Building 2

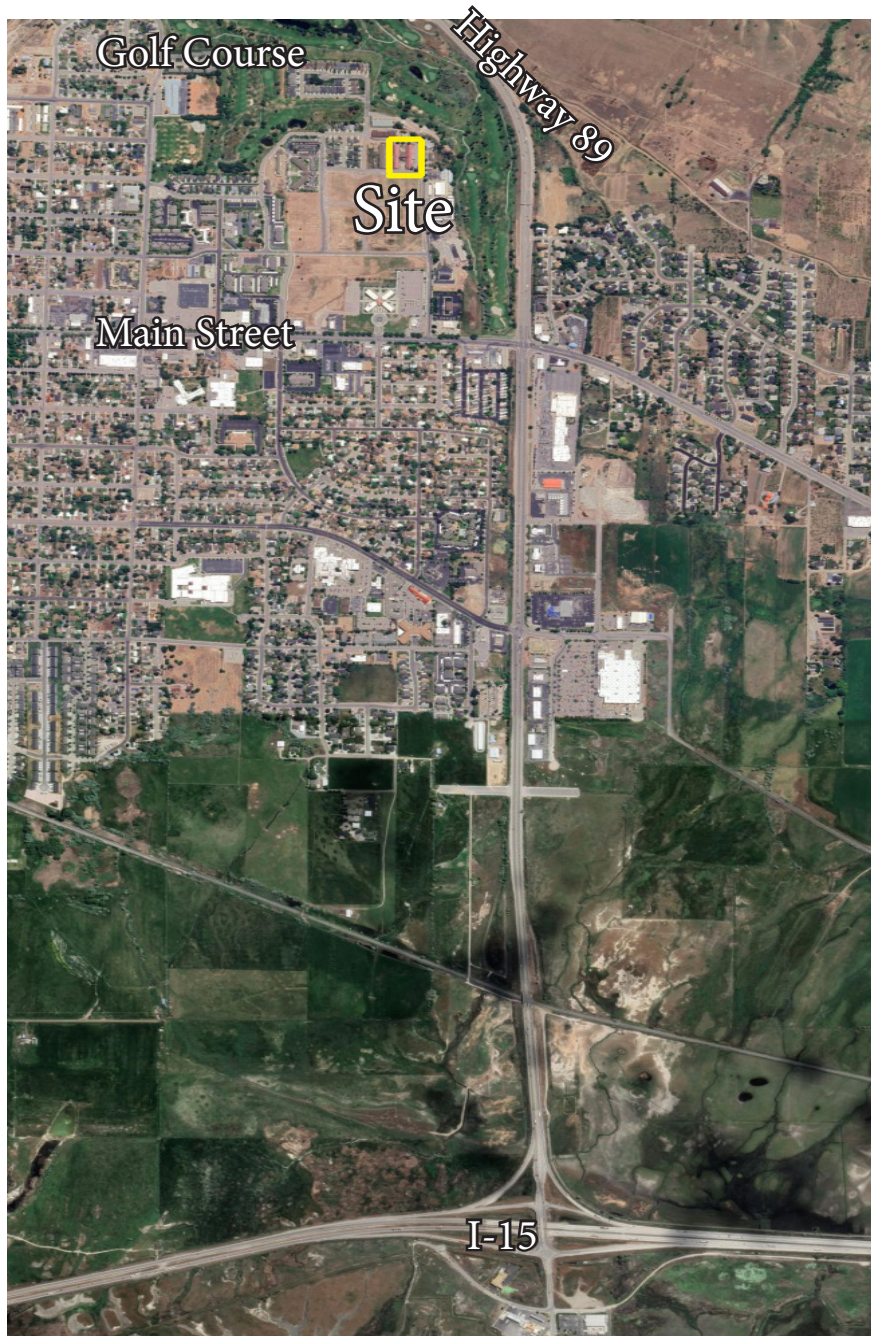


Floor 1



Floor 2

# AERIAL VIEW



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