

STATE SURPLUS PROPERTY

FACT SHEET

Subject Property:	264 West 300 North, Provo, UT 84601
Asking Price:	\$1,500,000.00
Tax Parcel No.:	04-102-0004
Building Size:	10,878 square feet
Land Area:	0.79 Acres; 34,400 SF
Year Built:	1960
Parking Stalls:	56
Zoning Designation:	DT1, General Downtown Zone

Description:

The subject property lies within two zoning categories in Provo City. Most of the subject property lies in the DT1 General Downtown zone. A portion of the subject's parking area along the north boundary lies within the RC Residential Conservation Zone.

The property's frontage on 300 West Street includes parking area. The subject has nearly 100 feet of frontage along 300 West Street at the corner of 300 North Street, and there is an additional nearly 50 feet of frontage along 300 West Street that is separated from the remaining 300 West frontage by a single-family home which is under separate ownership. These two areas along the west boundary are currently used for open parking. There is a 12' Right-of-Way recorded from the single-family home to 300 North Street.

The building is a single-story building with approximately 5,439 square feet on the main level. There is a basement with approximately 5,439 square feet. The interior partitions are painted masonry block or painted drywall. Flooring is typically commercial grade carpeting or vinyl planks. The main level consists of office finishing, with a small entry lobby, a central hallway, and restrooms. The basement is finished for office use, with conference rooms, a break room, and restrooms. The ceiling height in the basement is just under 7 feet. Utility and storage rooms are located on the basement level.

Provo City and Enbridge Gas provide the utilities.

Property information is deemed reliable but not guaranteed. Prospective buyers should verify all data.