

GRANITE EQUITY PLAZA 2

MW

FOR SALE OR LEASE



PROPERTY DETAILS

347 WEST GORDON AVENUE, LAYTON, UT 84041

FOR SALE

- \$1,350,000 (\$162.65/SF)
- Total: 8,910 SF
- Upper level: 4,455 SF
- Lower level: 4,455 SF
- Ideally positioned for owner/user
- Below replacement cost

FOR LEASE

- \$19.95/SF FS
- 1,452 - 4,354 SF available
- Common conference room and break room available at no additional cost
- Tenant pays in-suite janitorial

- In the center of Layton's commercial area close to restaurants and Layton Hills Mall
- 9,300 average daily traffic on Gordon Avenue
- Excellent access to I-15, Highway 89, Highway 193
- Basement storage space available at no additional cost



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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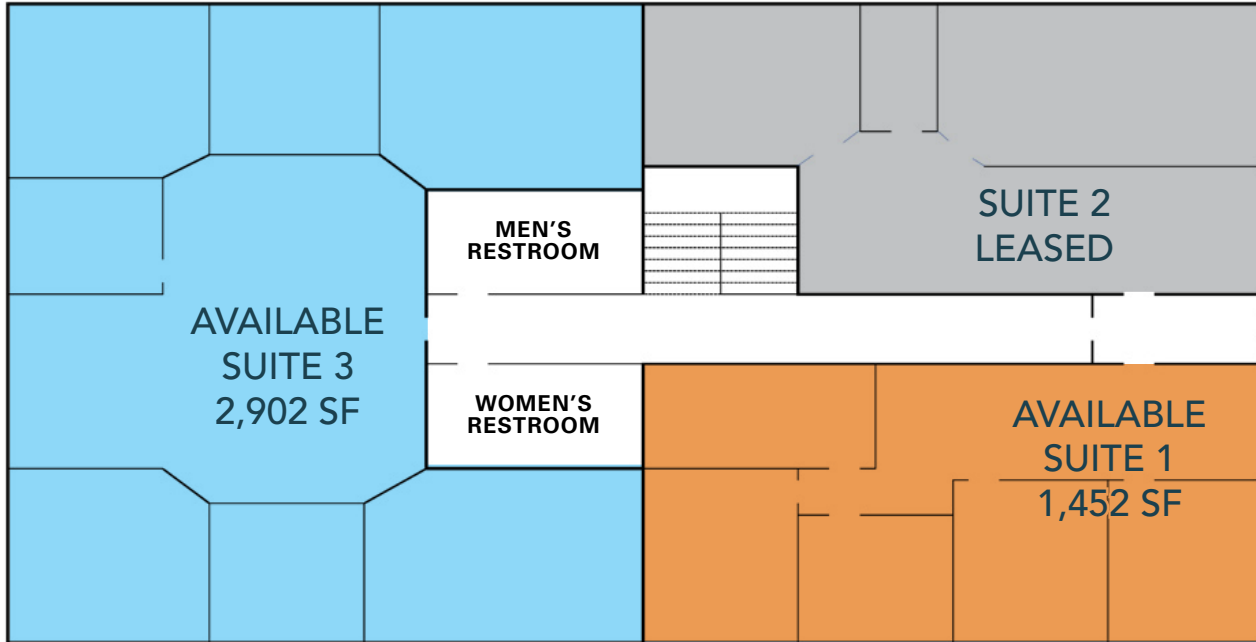
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1755 East 1450 South
Clearfield, UT 84015
Office 801.578.5580
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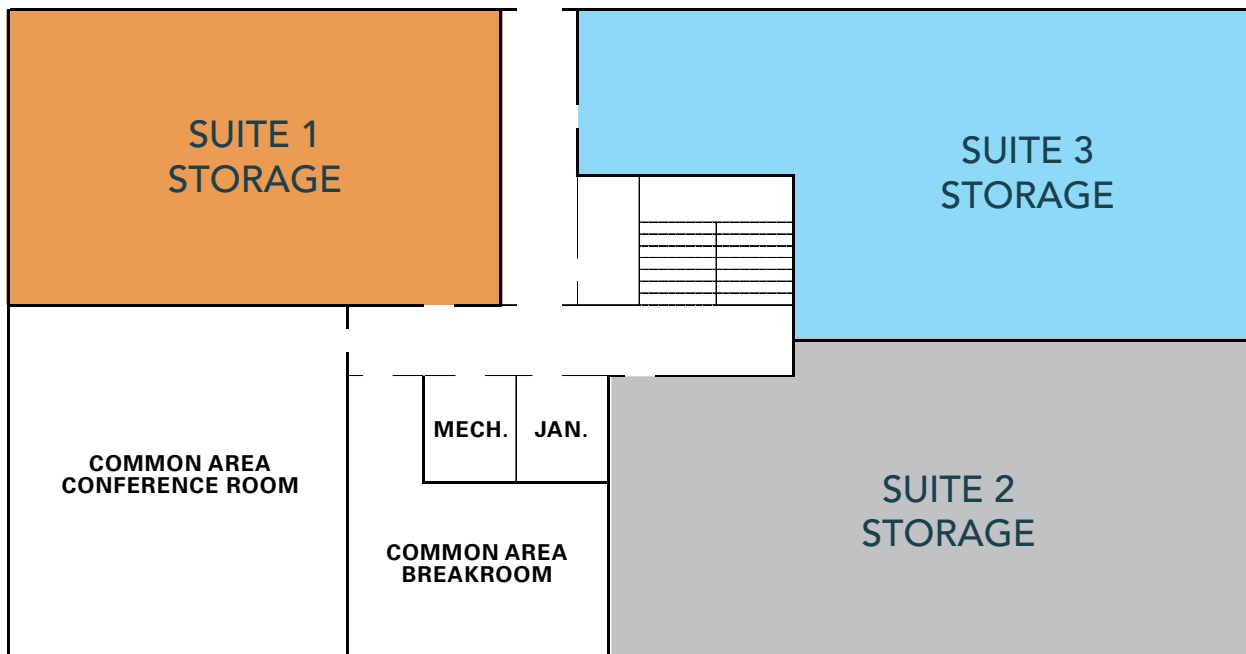
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BUILDING PLANS

MAIN FLOOR



BASEMENT

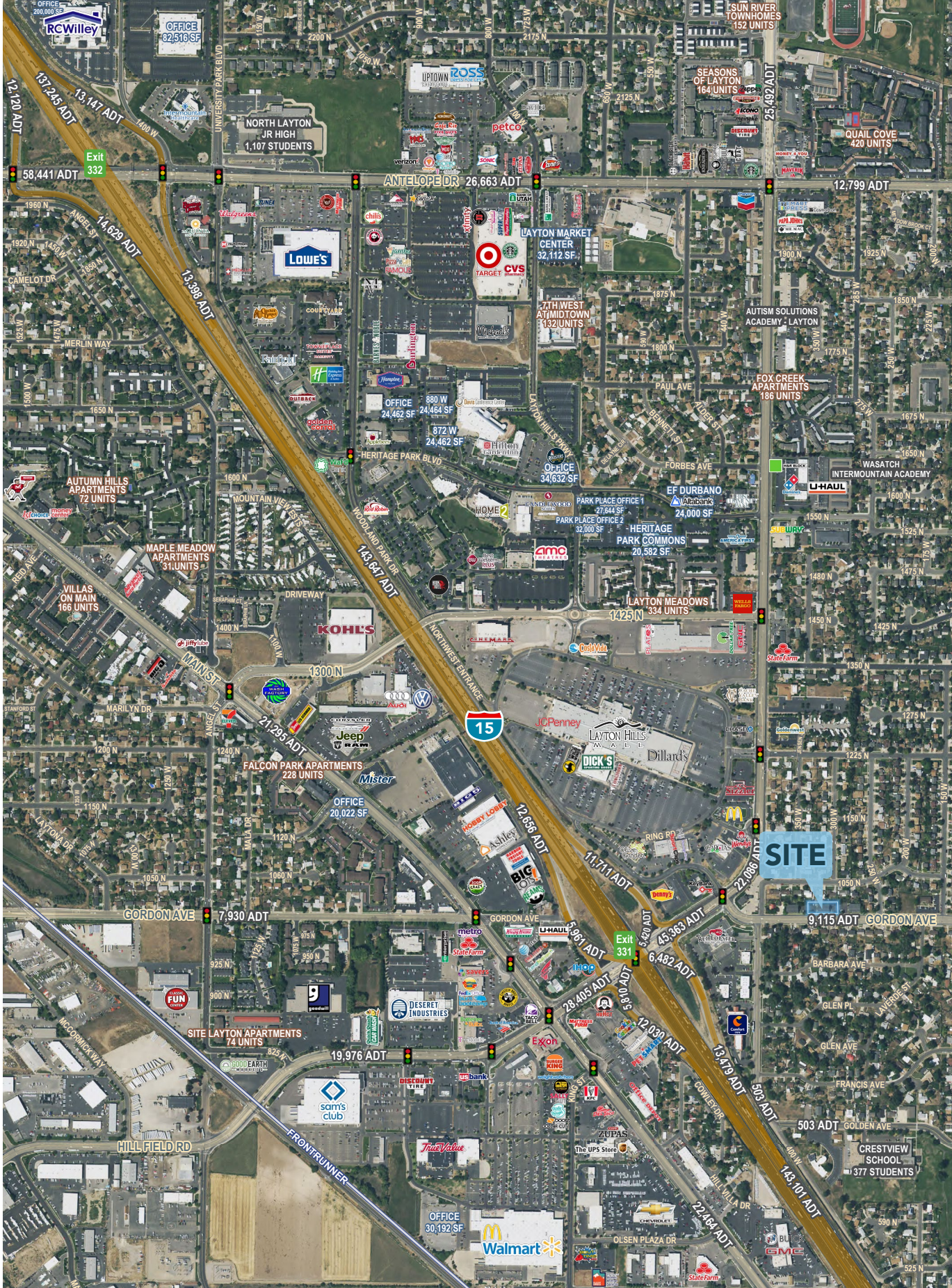


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