

BOWLING ALLEY FOR SALE

OPPORTUNITY TO OWN A BOWLING ALLEY - POTENTIAL CONVERSION TO OTHER USES



122 W 900 N Payson Utah

PROPERTY HIGHLIGHTS



- > Pricing: \$2,900,000 (\$116 PSF!!)
- > 24,963 Square Feet (22,776 Main, 2,187 2nd Level Office/Storage)
- > Retail building (Warehouse potential, if re-zoned)
- > Far below Replacement Cost
- > Sits on 2.5 Acres close to future UVU 37 Acre South County Campus!
- > Excellent Freeway Access
- > Currently used as bowling alley/fun center + Restaurant in front
- > 3-Phase Power - 208 Voltage - 1200 Amps
- > Clean Height Varies 15'6" to 24' (Note - Girders on lower end are 5'6" tall and drop clear height to 10'. Girders on higher end are about 1'6")
- > Some HVAC/Ceiling Tiles/etc, in open area, would need to be removed to get 24' Clear
- > Zoning S-1: Can provide link of current permitted uses - Potential to rezone to BPD, I-1, I-2 for various light industrial/manufacturing uses
- > 84 parking Stalls
- > Sale includes most furnishings/equipment and is sold as-is
- > Built in 2005



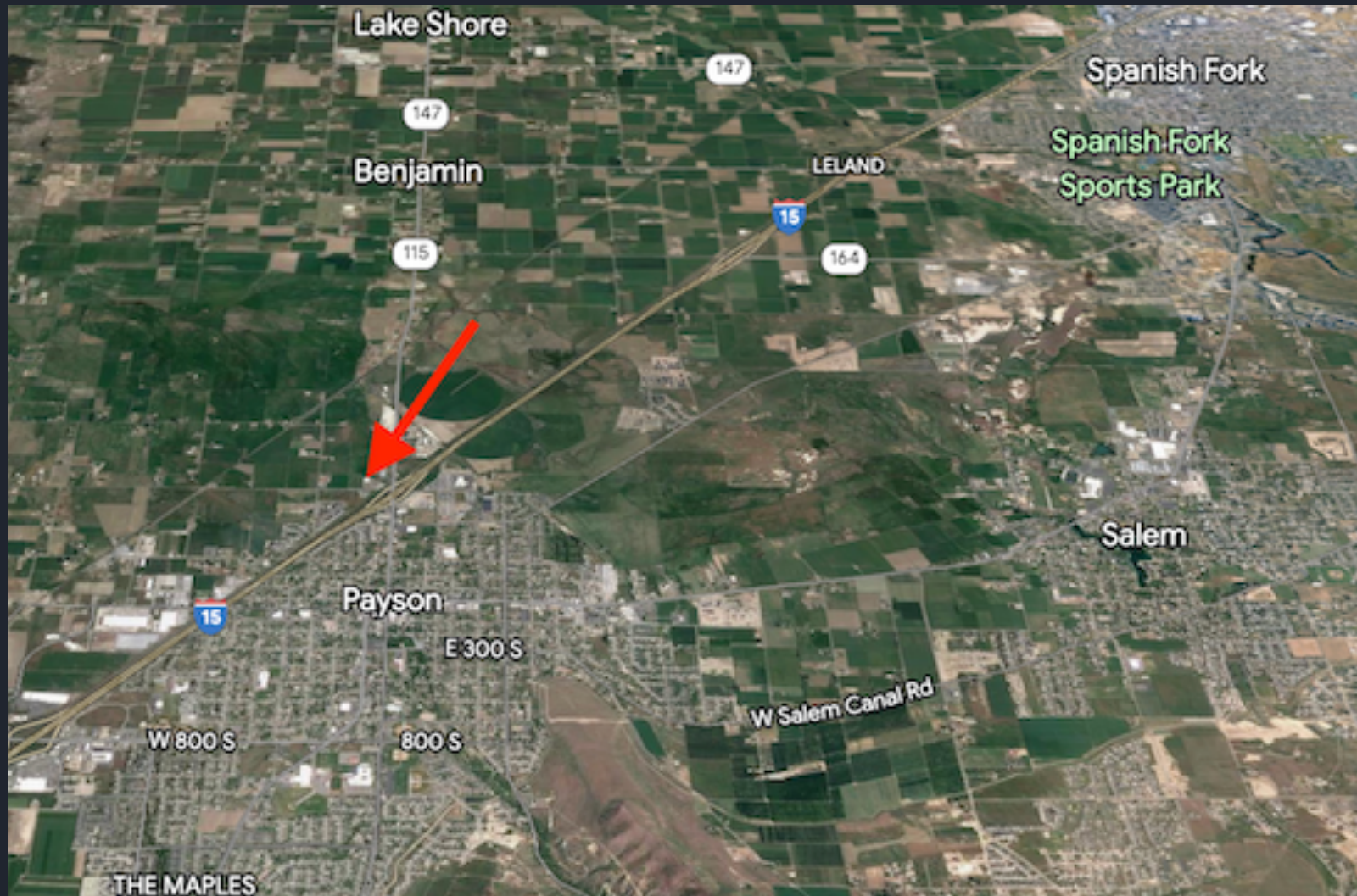




AERIAL VIEW



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CONTACT US TODAY FOR A PRIVATE TOUR!

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