



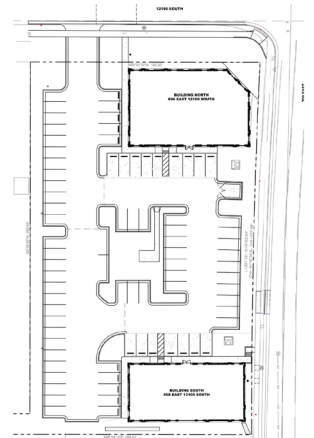
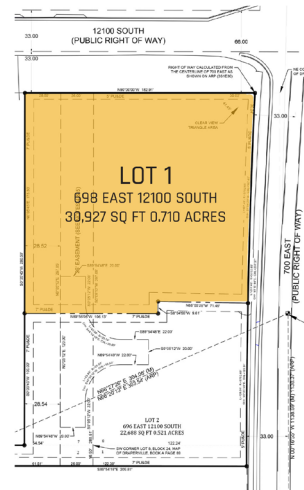
# Excellent Investment Opportunity

698 E 12100 S  
DRAPER, UTAH

0.710  
ACRES

30,927  
SQ FT

## OVERVIEW



## PROPERTY FEATURES

This is lot 1 of a two lot subdivision recently recorded in Draper City, Rockwell Station. Excellent investment opportunity, zoned commercial and it already has full plat approval (recorded) and a 10,400 +/- sq ft office building designed and preliminarily approved by Draper City. A few minor corrections and permits are ready to pull. You could be under construction in 60 +/- days! Great opportunity for owner/user or investor. Located less than a 5 min walk (2 1/2 blocks) from Kimball's Lane Trax station and less than 1 mile from I-15's 123000 South exit, this lot is centrally located and easily accessible. Lots of shopping and restaurants nearby. Perfect for law firms, doctors offices, and more. This lot is a great opportunity for someone!

## GET IN TOUCH



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