

BUILDING FOR SALE OR LEASE

PRIME-LOCATION IN CLEARFIELD RIGHT OFF OF I-15

438 E 700 S Clearfield, Utah

OFFICE OR RETAIL BUILDING

Welcome to this versatile 10,616 square foot office or retail space, located just off I-15 with easy access. Formerly built out as a day care, the property features a functional layout with spacious rooms, high ceilings, and ample natural light, making it perfect for a variety of uses. Uses could range from Dentists, lawyers, Insurance agents, and more! The space is ready for customization to suit your business needs, with open areas, multiple private rooms, and several restrooms. Its prime location offers excellent visibility and convenience for both employees and customers, ensuring your business will thrive in this sought-after area.



PROPERTY HIGHLIGHTS



- > For Sale and For Lease
- > 10,616 Square Feet
- > Purchase Price \$3,000,000
- > Lease Asking Rate \$15 NNN
- > 30 Parking Stalls with more available
- > Was Previously a Day Care with outdoor playground
- > Lots of Plumbing throughout space
- > 1 minute from I-15
- > Potential to divide units
- > Kitchen Area

LAYOUT

1st Floor

- Lobby/Reception
- 1 large conference room
- 6 Offices
- Kitchenette and Laundry
- Cafeteria / Large Office
- Restrooms

2nd Floor

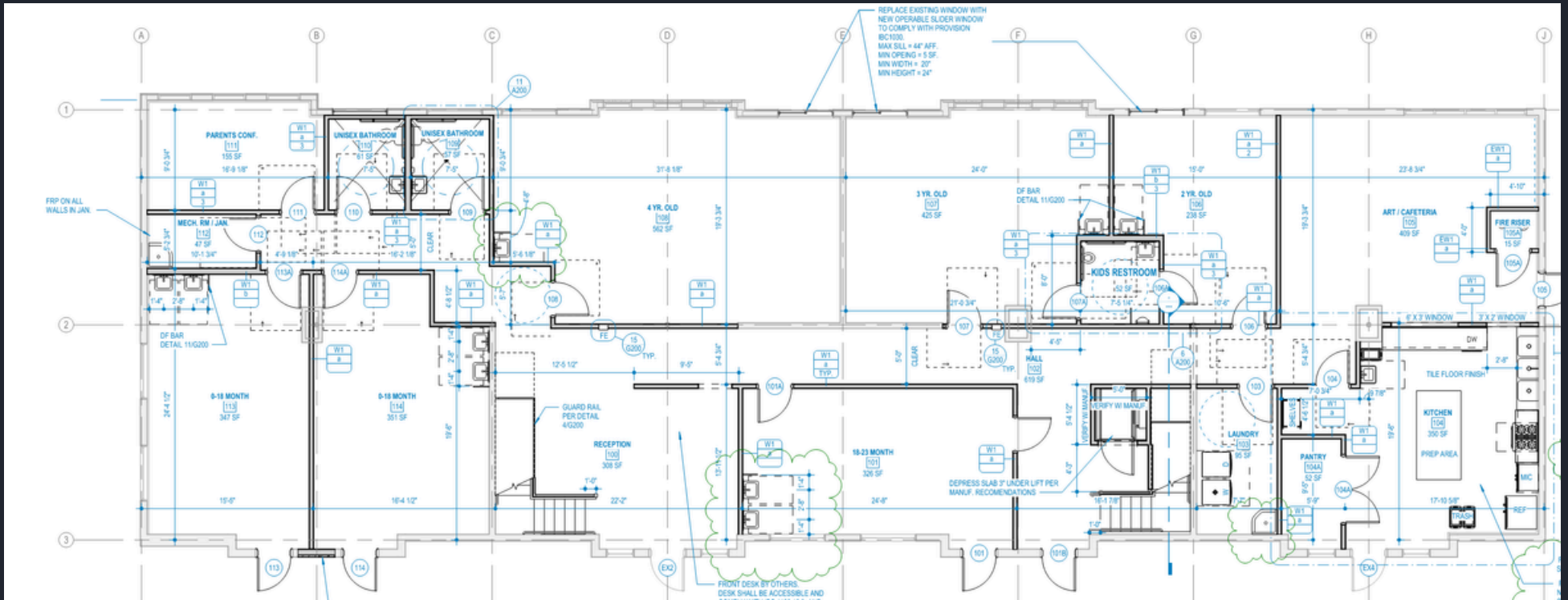
- 8 offices
- Large Conference Room
- IT Room
- Storage Space
- Restrooms



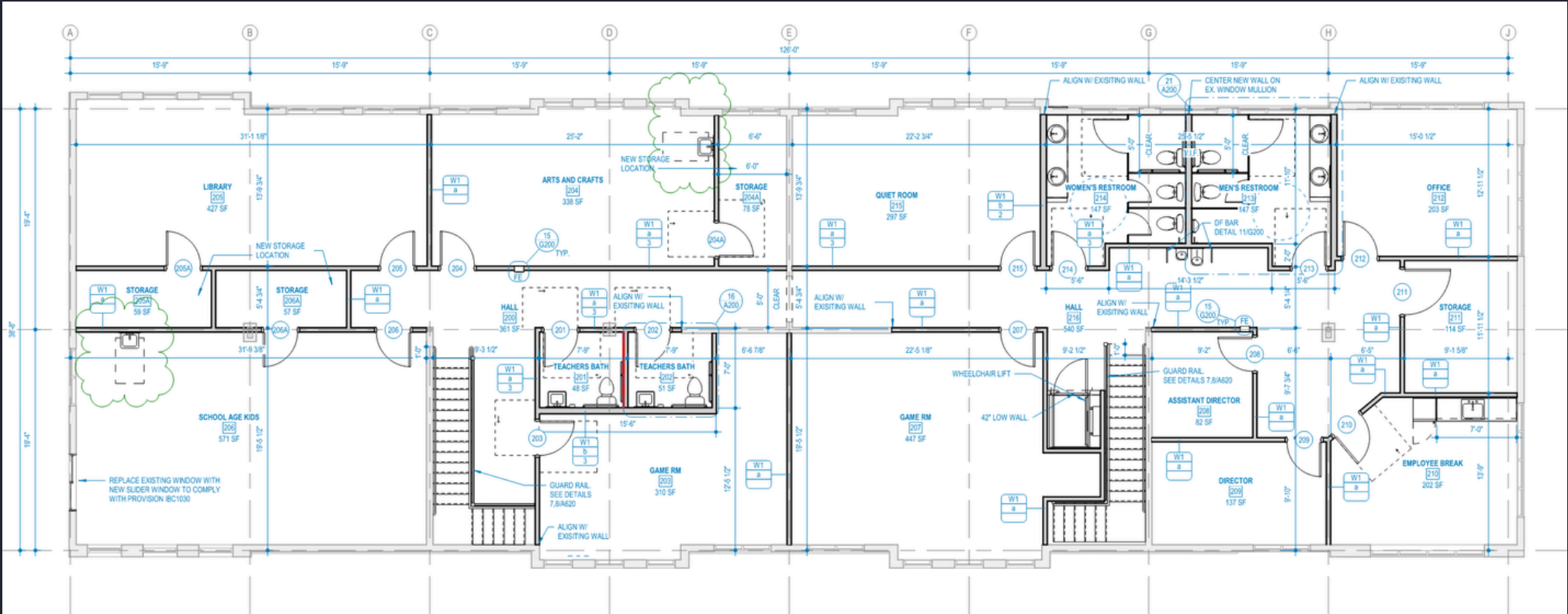




FLOOR 1



FLOOR 2



AERIAL VIEW



AERIAL VIEW



CONTACT CADEN TODAY FOR A PRIVATE TOUR!

Caden Butterfield
385-350-1811
caden@coreutah.com
Core Utah Real Estate

