

SUNSET OFFICE BUILDING

2649 North Main, Sunset, UT

4,200 SF FOR SALE

PRICE REDUCED - NOW \$895,000



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 **CUSHMAN &
WAKEFIELD**

SUNSET OFFICE BUILDING

2649 North Main, Sunset, UT

4,200 SF FOR SALE

SIZE

4,200 SF (two-story)

LOT SIZE

0.83 acres

PARKING STALLS

31

ZONING

C-2

YEAR BUILT

1986

SALES PRICE REDUCED

~~\$995,000~~ \$895,000

PROPERTY HIGHLIGHTS

- Located on Main street in Sunset with convenient access to I-15
- Ample parking with additional land for expansion of parking lot or building if needed
- Pylon signage
- High traffic counts - 38,000 VPD



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

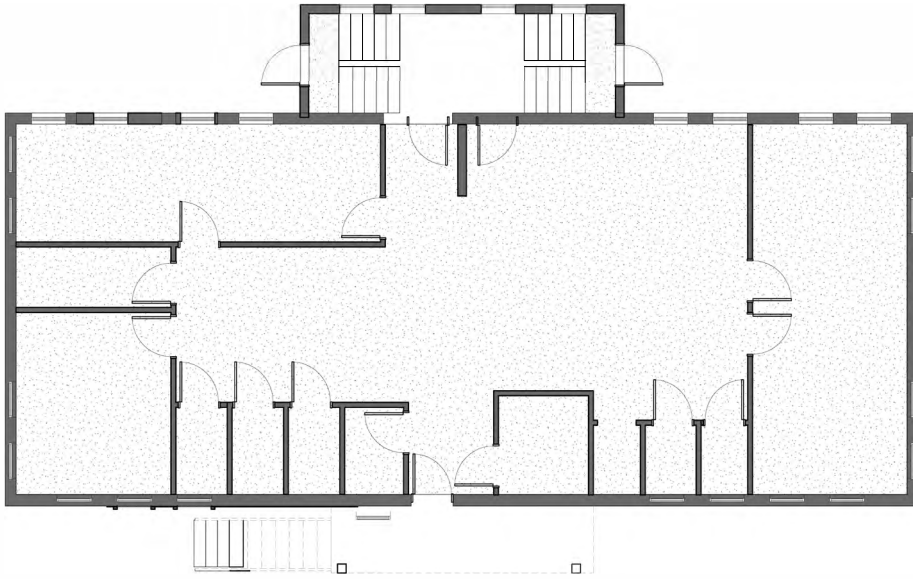
	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	9,026	\$80,376	1,981
3 Mile	93,217	\$88,856	18,344
5 Mile	212,434	\$95,283	75,419

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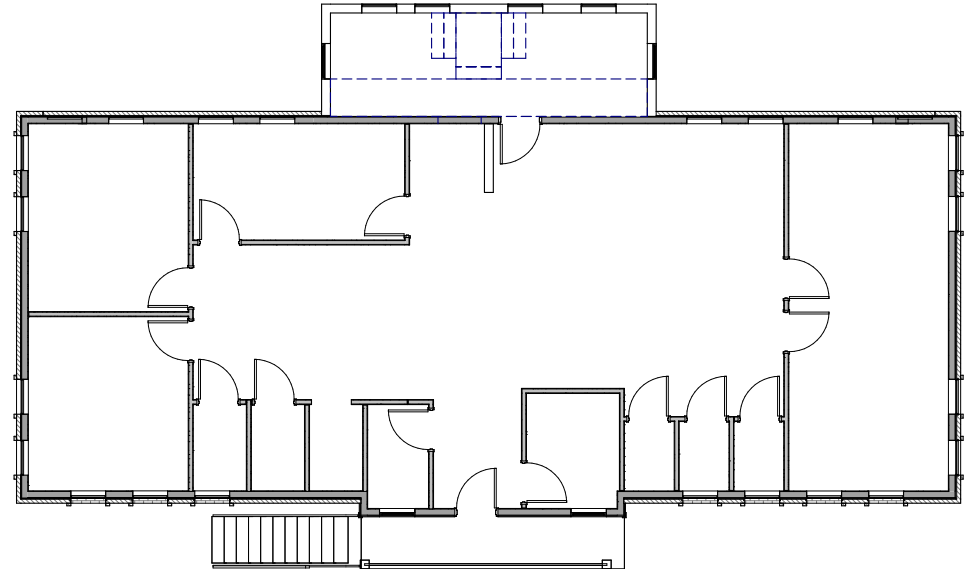
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FIRST FLOOR FLOOR PLAN



SECOND FLOOR FLOOR PLAN



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