

MLS# 2097007

Status: ACTIVE
Sale Price: \$1,200,000
DOM:
Tax ID: 71-009-0001
Address: 1141 E 50 N
NS/EW: 50 N / 1141 E
City: American Fork, UT 84003
County: Utah
Proj/Subdiv: SURGE MEDICAL
Zoning Code:

Entry Date: 07/08/2025

Est. Taxes: \$7,800



Year Built: 2025
Traffic Count:
Building Class: A

CAM Fees:
Business For Sale?: No
Bus. Name:

Const. Status: To Be Built
Acres: 0.61

Sublease From:
Sublease To:

Office

Min Sq Ft Avail: 0
Basement Sq Ft: 0
Suites Avail: 2

Max Sq Ft Avail: 0
Other Floor Sq Ft: 4,089
Floors: 2

Main Floor Sq Ft: 4,090
Tot Building Sq Ft: 8,180
Load Factor:

Office Inclusions: Elevator; Break Room; Restrooms

Offering Type: Sale
Parking: 32 total stalls;
Has Solar?: No

Remarks: This lot is fully approved for a planned MEDICAL PROFESSIONAL OFFICE SPACE. Fully engineered plans available with lot purchase
□ PROPERTY OVERVIEW 0.61 acre parcel immediately south of the American Fork Hospital Approved plans: Building Type: Class-A Medical / Professional Office Total Area: 8179 sq ft Stories: 2 Suites: 6 suites across 2 floors Occupancy Type: Group B (Business) Construction Type: Type VB (Fully Fire Compliant) 34 parking bays □ BUILT FOR MEDICAL EXCELLENCE Purpose-built for healthcare and professional use Non-sprinklered, Type VB per 2021 IBC ADA-compliant with elevator, stairwells, accessible restrooms Generous natural light and modern finishes Designed by Desert Edge Architecture | Structural by BHB Engineers □ SUITE HIGHLIGHTS Main Level: 4,090 SF Ideal for urgent care, general practice, or dental Upper Level: 4089 SF Perfect for medical specialists, therapy, administration, high-tech office Divisible floor plans – configure to suit your practice needs □ LOCATION ADVANTAGES Prime spot off State Street near AF Hospital, Orhetime Orthodontics, and other healthcare clusters Directly across from major retail and residential developments High-visibility frontage with ample on-site parking □ BUILDING FEATURES Floor-to-ceiling windows in lobby & suites Suite Numbering: 101–104 (Main), 201–203 (Upper) Architectural exterior: stone, wood, metal paneling Shared lobby with branding opportunities

Agt
Remarks: Google Pin: 1141 E 50 N American Fork, UT

Showing Requests Available Soon

Attached Documents

Owner: Bearfi LLC
Contact: Peter Morkel
L/Agent: Peter Morkel
L/Office: KW Westfield (Excellence)

Contact Type: Agent
Email: petermorkel@kw.com

Ph 1: 801-830-3077
Ph: 801-830-3077
Ph: 801-850-5600

Special Owner Type:
Ph 2: 801-830-3077
Mobile: 801-830-3077

Listing Type: Exclusive Right to Sell (ERS)
Expiration Date: 12/31/2025