

RETAIL / OFFICE FOR SALE

STAND ALONE RETAIL / OFFICE BUILDING FOR SALE

1260 E Center Street Spanish Fork

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This 3,581 sq ft commercial property is ideally located on bustling Center Street in the heart of Spanish Fork, offering high visibility and excellent accessibility. Formerly home to Veronica Michaels Bridal and Formal Wear, the building boasts a well-maintained, open-concept main floor—perfect for retail, boutique, showroom, or office use.

The property features ample parking and a flexible lower level with a private entrance, kitchenette, and space that can be utilized for commercial offices or converted into a residential rental unit, offering added income potential. Whether you're looking to open a new business or invest in a high-traffic area, this property delivers the location, layout, and flexibility to meet a wide range of needs.



PROPERTY HIGHLIGHTS



- > Retail / Office Building
- > 3,581 Square Feet
- > Purchase Price - \$799,000
- > 7 Parking Stalls
- > Open Floor Plan
- > 3 offices Downstairs
- > Kitchenette
- > Garage Sealed Off for Extra Storage or Business Use
- > Option to Lease Downstairs as Residential
- > Right On Center Street in Spanish Fork



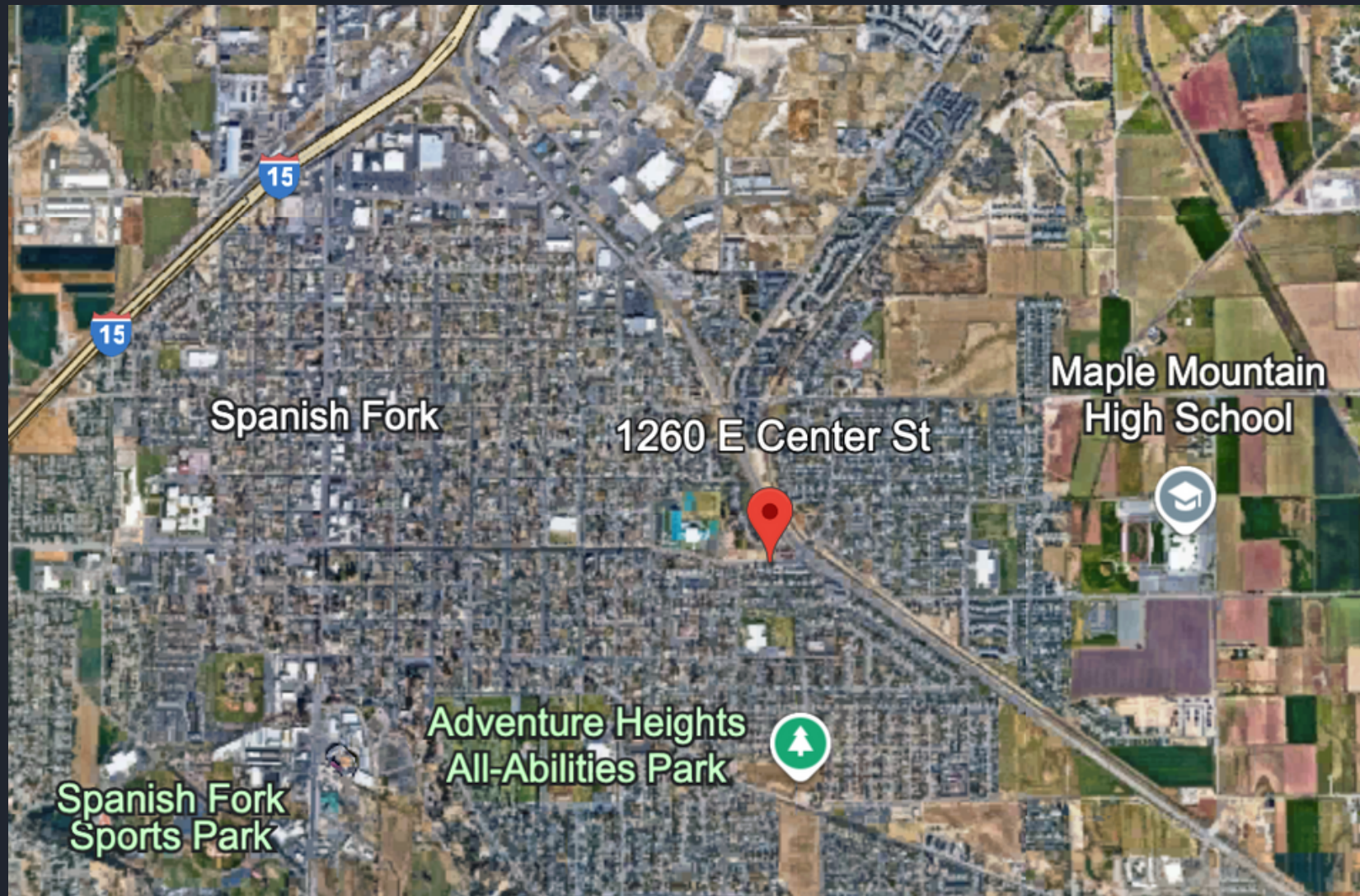




AERIAL VIEW



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