

OREM OFFICE/RETAIL

FOR SALE



PROPERTY DETAILS

1455-1481 S. State St., Orem, UT 84097

Listing Price \$3,430,000

Sale includes two buildings on a single 1.23-acre parcel. Site includes 62 parking spaces. Both buildings offer frontage and signage possibilities on State Street in Orem with an average daily traffic count of 49,000 cars daily. The sale includes a billboard lease with Reagan Signs and a telecommunications lease with Fibernet. Zoned C-2, Orem's broadest commercial zone. Vacant and below market rents offer upside potential for new owners.

Building 1

1455 S. State St., Orem, UT 84097

- 11,718 SF
- Currently configured as five tenant
- suites
- Two sets of common area restrooms
- Well-maintained building
- Suitable for both office and retail uses

Building 2

1481 S. State St., Orem, UT 84097

- Stand-alone 4,078 SF building
- Nine offices, reception, conference room, open bullpen area
- Former mortgage office location
- Building has signage on State street
- Suitable for both office and retail uses



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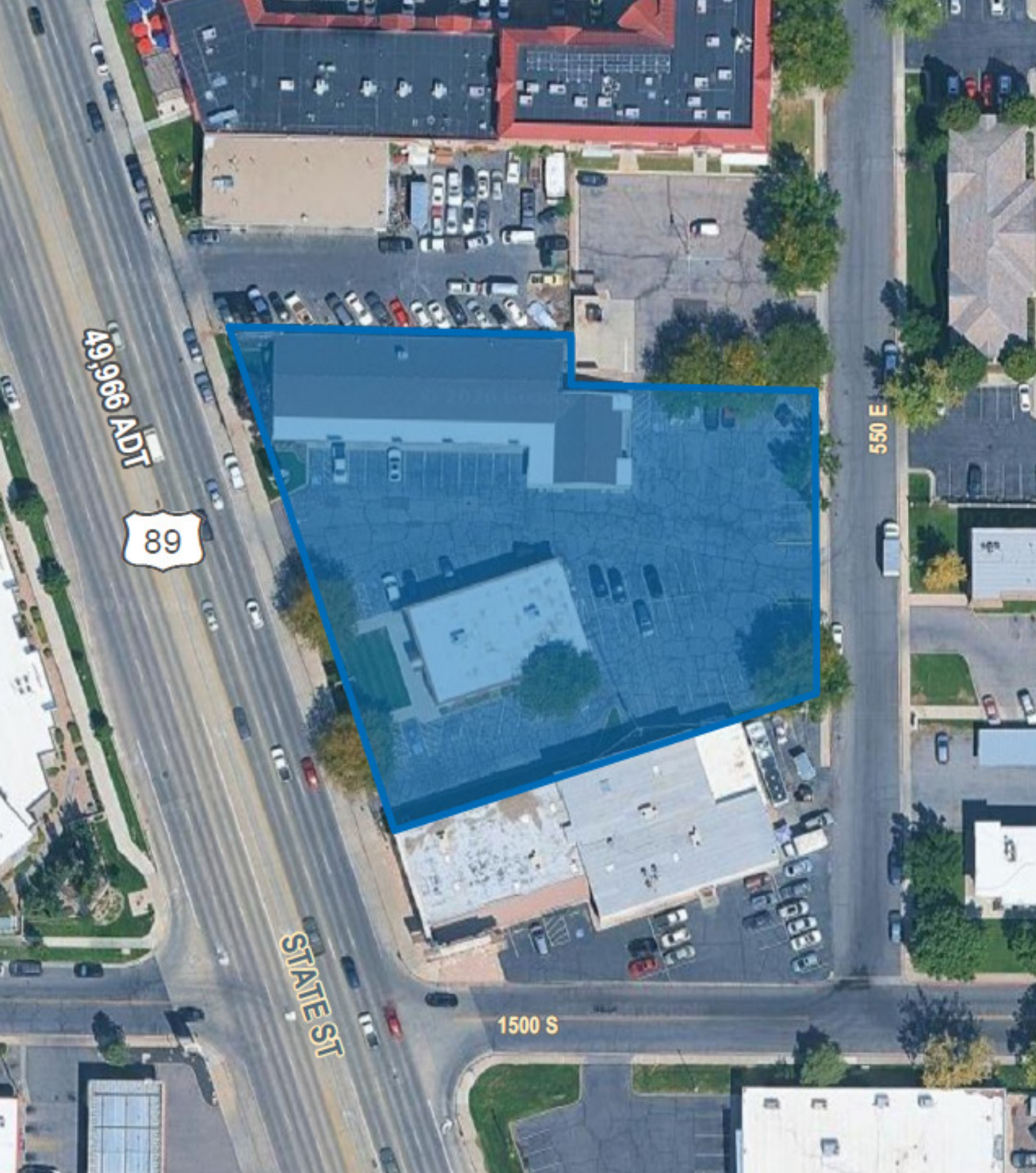
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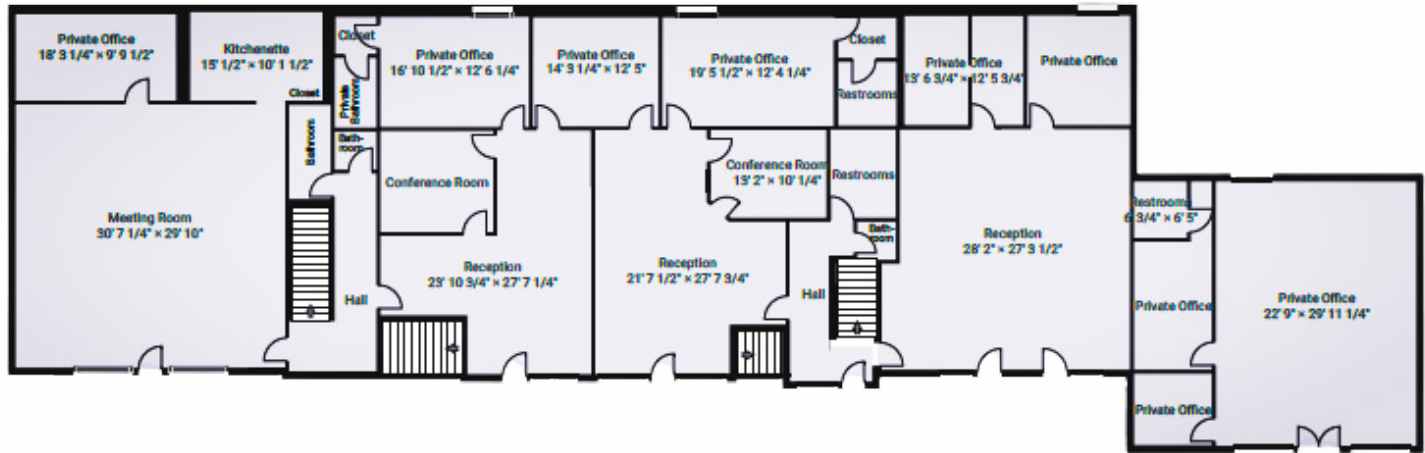
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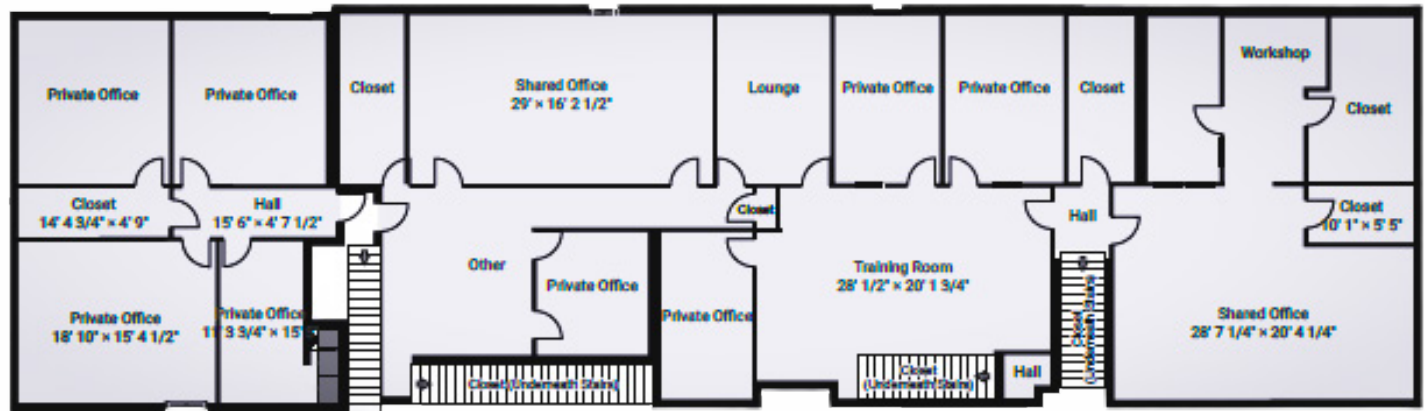
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FLOOR PLAN

Main Level



Lower Level



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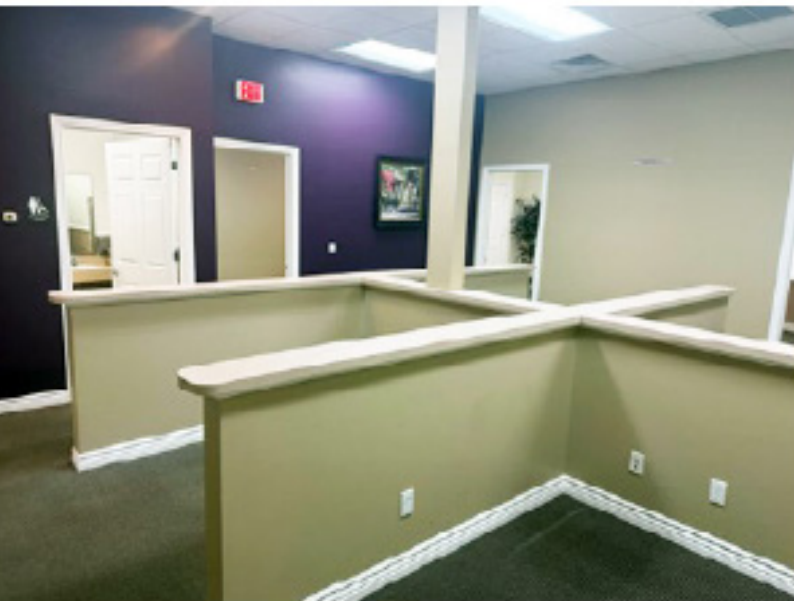
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