

GRANITE EQUITY PLAZA 2

MW

FOR SALE OR LEASE



PROPERTY DETAILS

347 WEST GORDON AVENUE, LAYTON, UT 84041

SALE PRICE: \$1,200,000 (\$135/SF)

LEASE RATE: \$18.00/SF

FOR SALE

- Total: 8,910 SF
 - » Upper level: 4,455 SF
 - » Lower level: 4,455 SF
- Ideally positioned for owner/user
- Below replacement cost

FOR LEASE

- 1,536–4,606 SF available
- Common conference room and break room available as a part of the common areas
- Tenant pays in-suite janitorial
- Storage space available at discounted rate

- In the center of Layton's commercial area close to restaurants and Layton Hills Mall
- 9,300 average daily traffic on Gordon Avenue
- Excellent access to I-15, Highway 89, Highway 193



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CHRIS FALK, CCIM, SIOR
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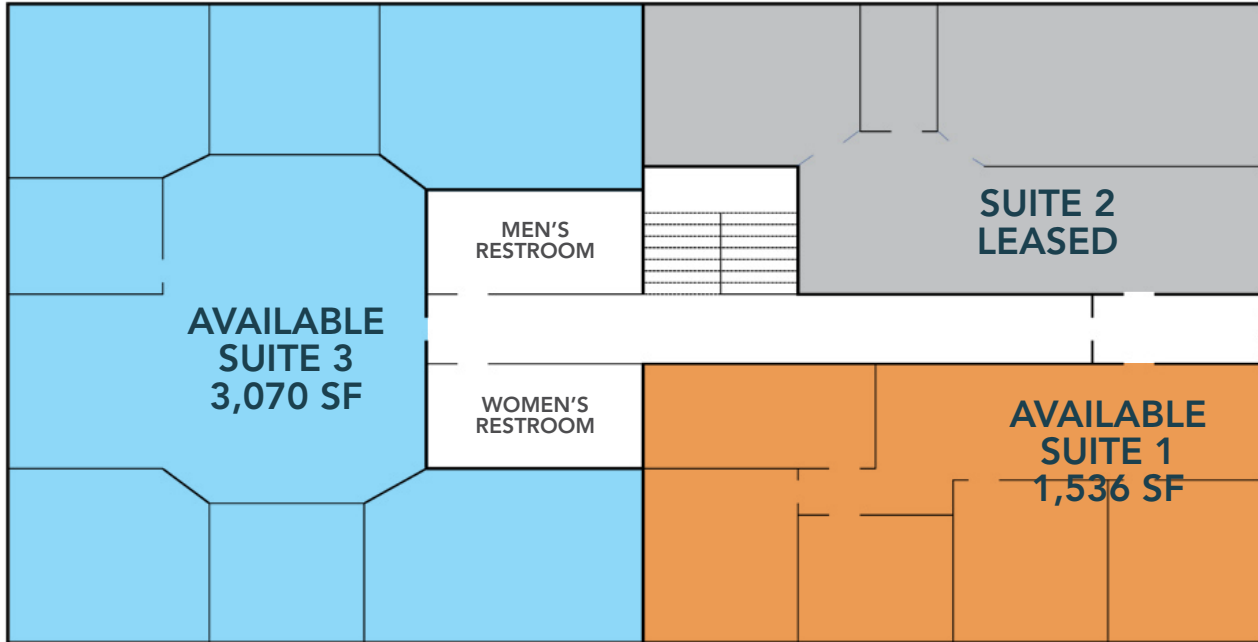
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1755 East 1450 South
Clearfield, UT 84015
Office 801.578.5580
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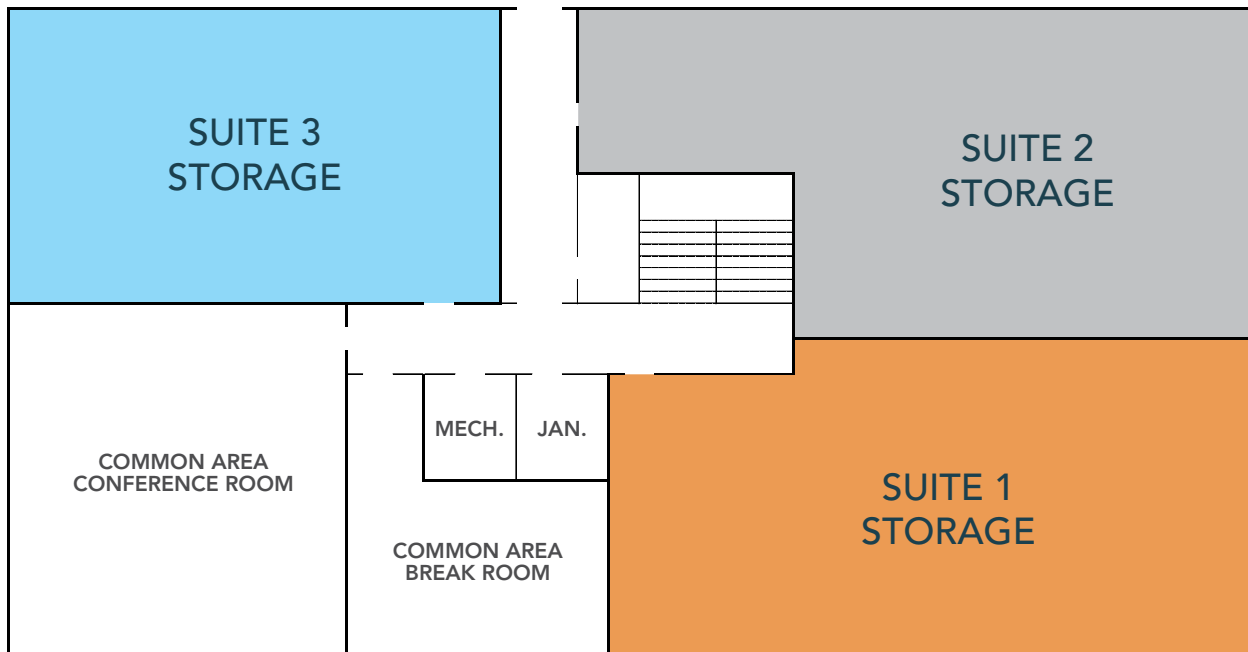


BUILDING PLANS

MAIN FLOOR



BASEMENT

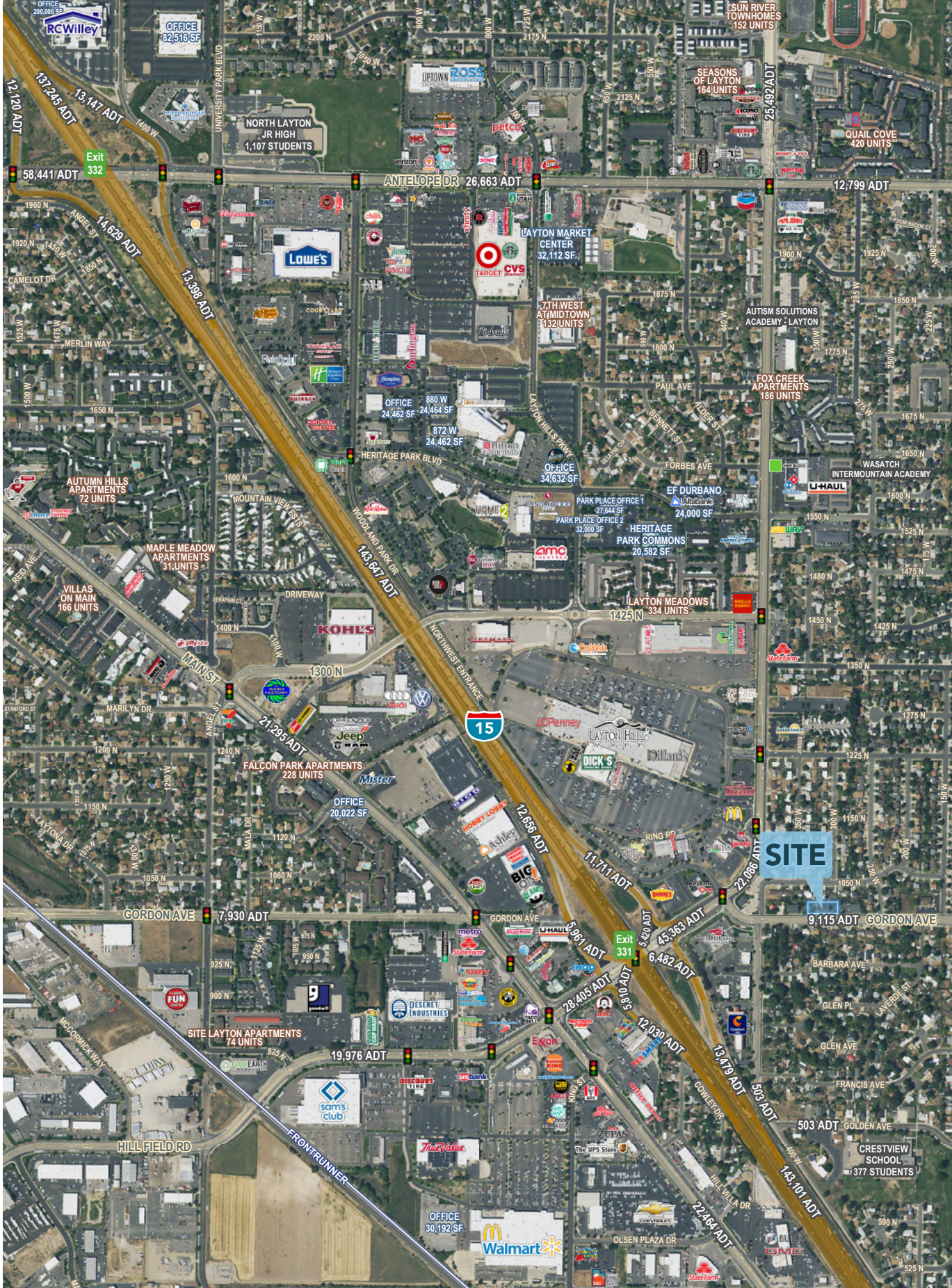


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