



# STATE STREET OFFICE FOR SALE IN OREM

## Property Highlights

- 14,435 SF Office Building
- Site Size: 1.15 Acres
- Owner User Opportunity
- Ample Parking (44 Stall)
- State Street Frontage
- Easy Access to I-15

## Demographics

	1 Mile	5 Miles
Population	16,388	191,806
Household Income	\$111,262	\$106,097

## Traffic Counts

State Street : 46,113 AADT  
1600 North : 20,484 AADT

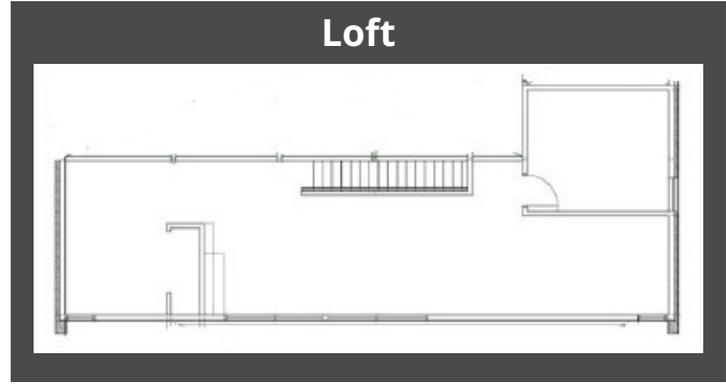
**PURCHASE PRICE REDUCED! : from ~~\$2,700,000~~ to \$2,500,000.00**

**GAVIN PERRYMAN | 801.617.1709**

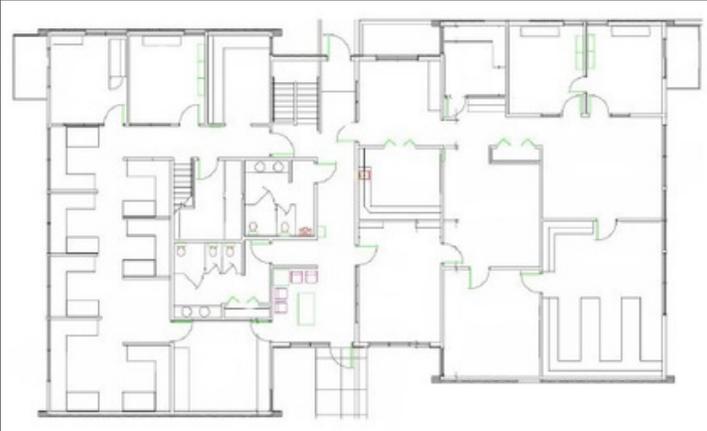
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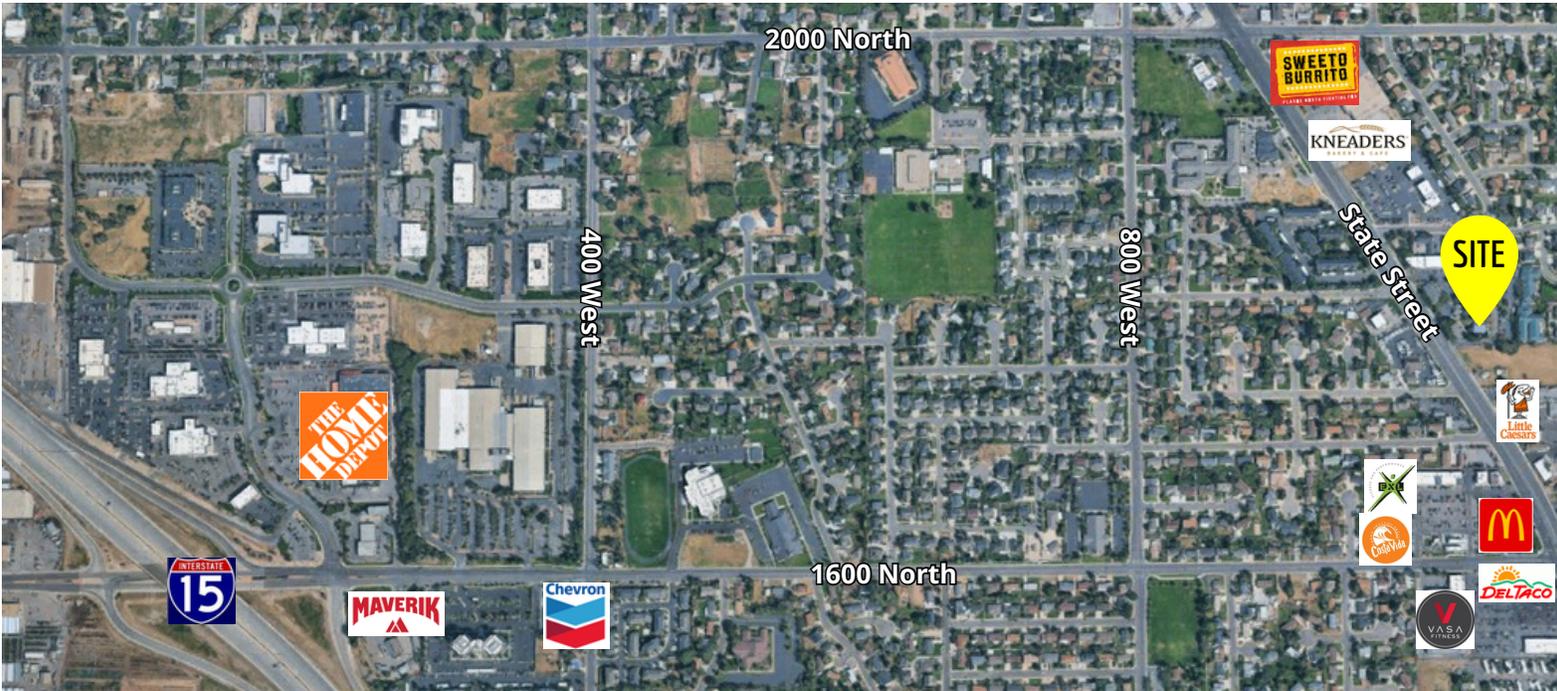
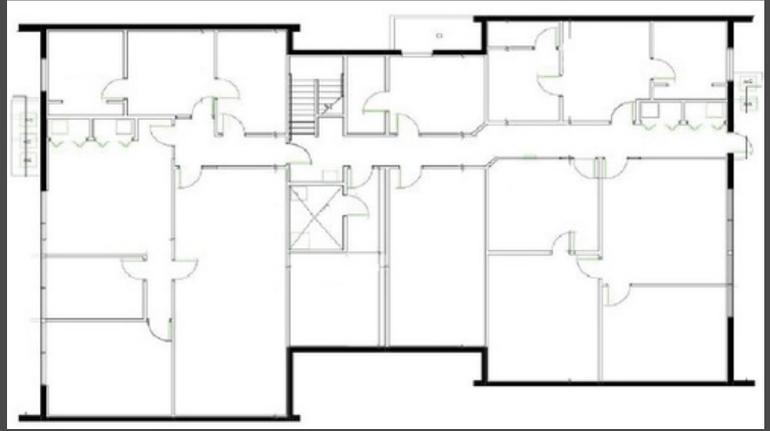
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**Main Level Floor Plan**



**Lower Level Floor Plan**



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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