

CLEARWATER



801 N 500 W, BOUNTIFUL, UTAH

This amazing opportunity to own a premium office building located in Southern Davis County within the City of Bountiful. Office building located with premium I-15 frontage, clear crown signage and easily seen right on I-15. Easy access as the building sits on Highway 89 with outstanding access on and off I-15 and Highway 89.

Recent investments of \$3+ million dollars include landscaping improvements, including walking path for tenants, 3rd floor remodel and common space upgrades and 3rd floor tenant remodel, as well as other improvements made to building infrastructure. Long standing and fantastic tenants in building. Parking ratio is 8 per 1000 surface parking shared via a cross access agreement with neighboring hotel to provide ample parking as well as easy access to building.

ASKING PRICE
\$11,700,000

PARCEL SIZE

2.73 ACRES

SQUARE FOOTAGE

45,037

CAP RATE

7.18%

PROPERTY TYPE

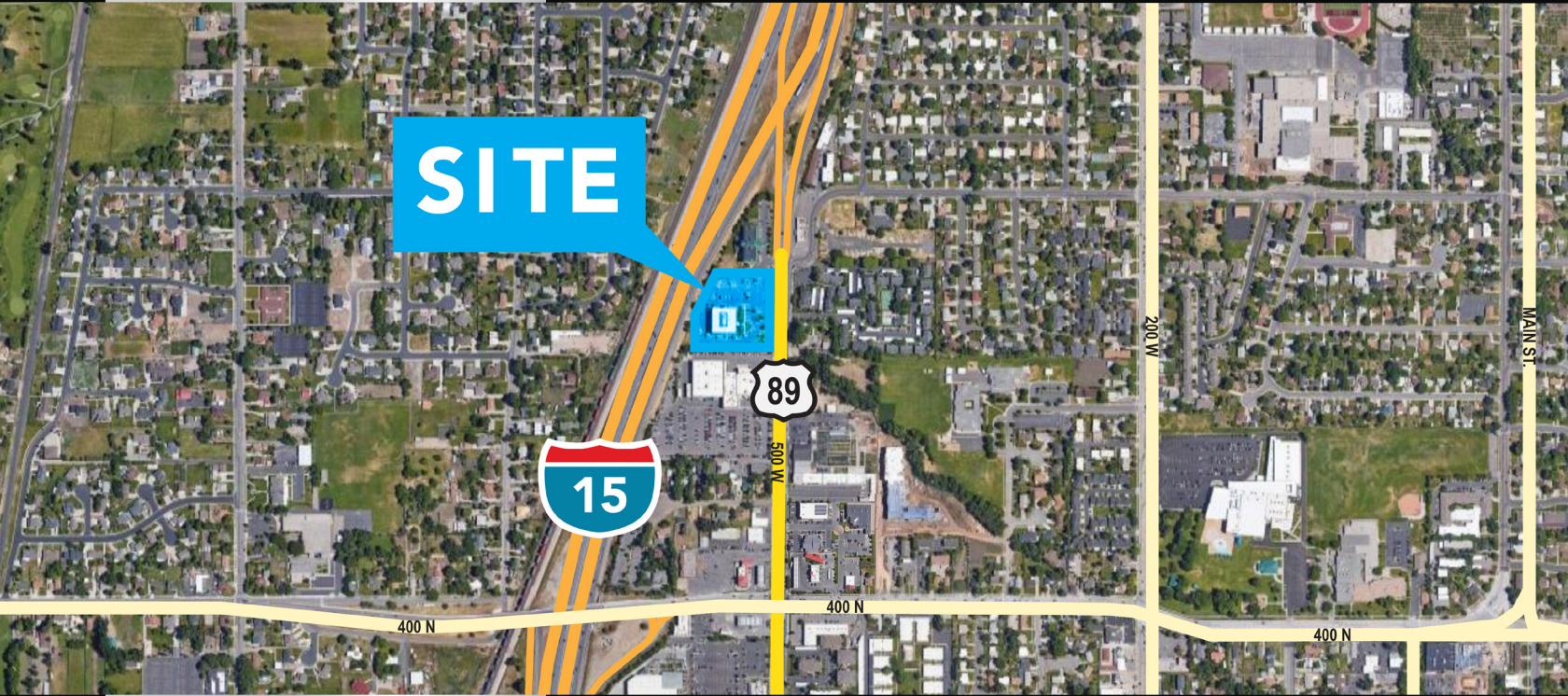
TRADITIONAL OFFICE

ZONING

C-G COMMERCIAL GENERAL DISTRICT

SCOTT BENNION

scott.bennion@scandiacompany.net
801 718 3771



HIGHLIGHTS

- \$3+ million recently invested in building.
- Recently upgraded items in building and infrastructure
- Quick on/off access to I-15
- Ample parking 8:1,000
- Thriving area and business



SCOTT BENNION

scott.bennion@scandiacompany.net

801 718 3771