# **SUNSET OFFICE BUILDING** 2649 North Main, Sunset, UT

4,200 SF FOR SALE



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#### 4,200 SF FOR SALE



#### LOT SIZE 0.83 acres

**PARKING STALLS** 31

ZONING C-2

YEAR BUILT 1986

#### SALES PRICE

\$995,000

### **PROPERTY HIGHLIGHTS**

- Located on Main street in • Sunset with convenient access to I-15
- Ample parking with additional • land for expansion of parking lot or building if needed
- Pylon signage ٠
- High traffic counts 38,000 • VPD



### **NEIGHBORHOOD DEMOGRAPHICS**







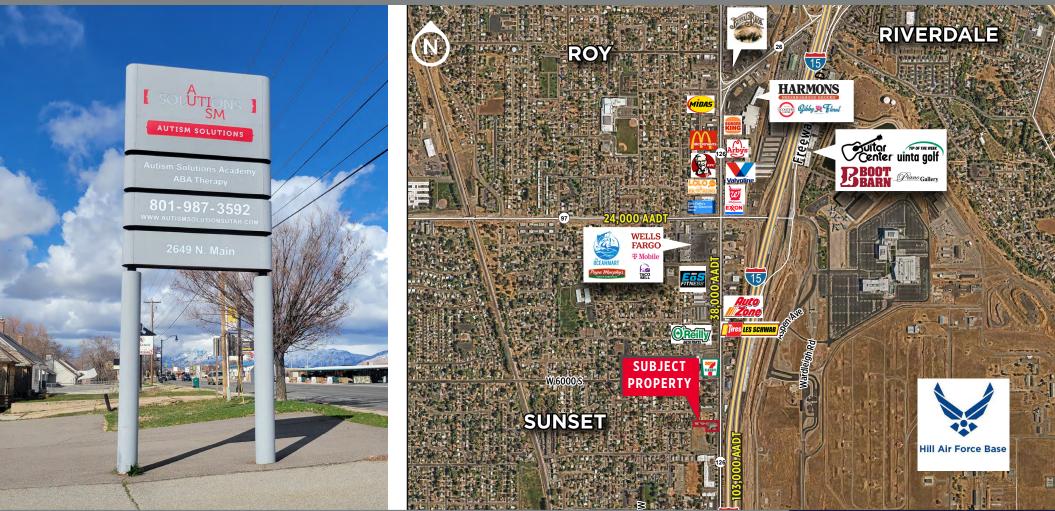
HOUSE

VERAGE	
HOLD INCOME	F

1 Mile	9,026	\$80,376	1,981
3 Mile	93,217	\$88,856	18,344
5 Mile	212,434	\$95,283	75,419

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