SUNSET OFFICE BUILDING 2649 North Main, Sunset, UT

4,200 SF FOR SALE



Julie Brown / julie.brown@cushwake.com / +1 801 644 4946 April Hartzell / april.hartzell@cushwake.com / +1 801 814 4273



SUNSET OFFICE BUILDING 2649 North Main, Sunset, UT

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







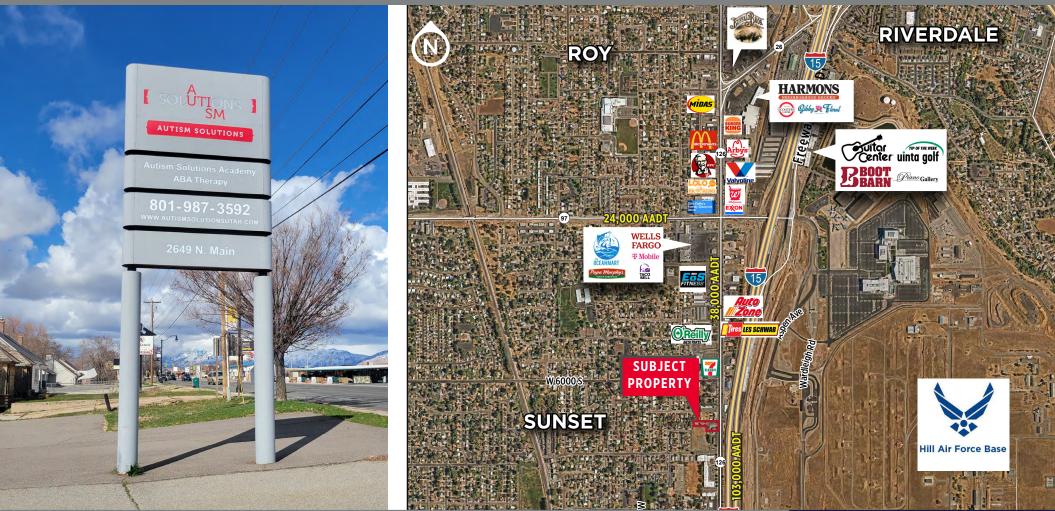
HOUSE

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

SUNSET OFFICE BUILDING 2649 North Main, Sunset, UT

4,200 SF FOR SALE



Julie Brown / julie.brown@cushwake.com / +1 801 644 4946 April Hartzell / april.hartzell@cushwake.com / +1 801 814 4273



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.