

# SUNSET OFFICE BUILDING

2649 North Main, Sunset, UT

4,200 SF FOR SALE



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 **CUSHMAN &  
WAKEFIELD**



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## SIZE

4,200 SF (two-story)

## 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
- High traffic counts - 38,000 VPD



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
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



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