

OREM OFFICE/RETAIL

FOR SALE



PROPERTY DETAILS

1455-1481 S. State St., Orem, UT 84097

Portfolio Sales Price:
\$3,430,000

Sale includes two buildings on a single 1.23-acre parcel. Site includes 62 parking spaces. Both buildings offer frontage and signage possibilities on State Street in Orem with an average daily traffic count of 49,000 cars daily. The sale includes a billboard lease with Reagan Signs and a telecommunications lease with Fibernet. Zoned C-2, Orem's broadest commercial zone. Vacant and below market rents offer upside potential for new owners.

Building 1

1455 S. State St., Orem, UT 84097

- 11,718 SF
- Currently configured as five tenant suites
- Two sets of common area restrooms
- Well-maintained building
- Suitable for both office and retail uses
- **Sales Price: \$2,160,000.00**

Building 2

1481 S. State St., Orem, UT 84097

- Stand-alone 4,078 SF building
- Nine offices, reception, conference room, open bullpen area
- Former mortgage office location
- Building has signage on State street
- Suitable for both office and retail uses
- **Sales Price: \$1,300,000.00**



MARY STREET, CCIM

mary@summitutahre.com

direct: 801.358.6279

office: 801.435.5005

[View Profile](#)

BILL STREET

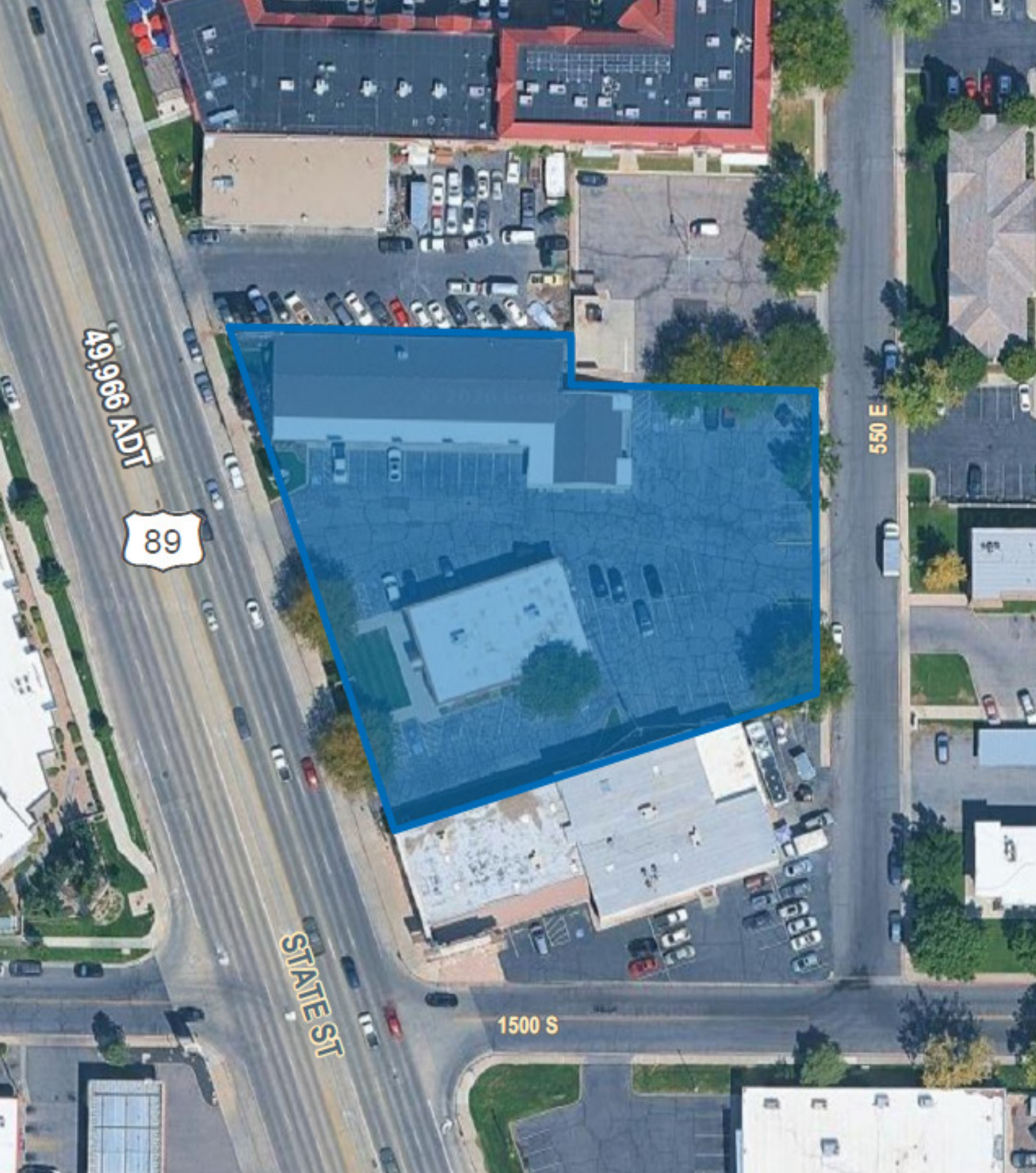
bill@summitutahre.com

direct: 801.376.5282

office: 801.435.5005

[View Profile](#)

FULL SERVICE COMMERCIAL REAL ESTATE 1875 S STATE ST., SUITE 1000, PO BOX 970432 OREM, UT 84097



MARY STREET, CCIM

mary@summitutahcre.com

direct: 801.358.6279

office: 801.435.5005

[*View Profile*](#)

BILL STREET

bill@summitutahcre.com

direct: 801.376.5282

office: 801.435.5005

[*View Profile*](#)

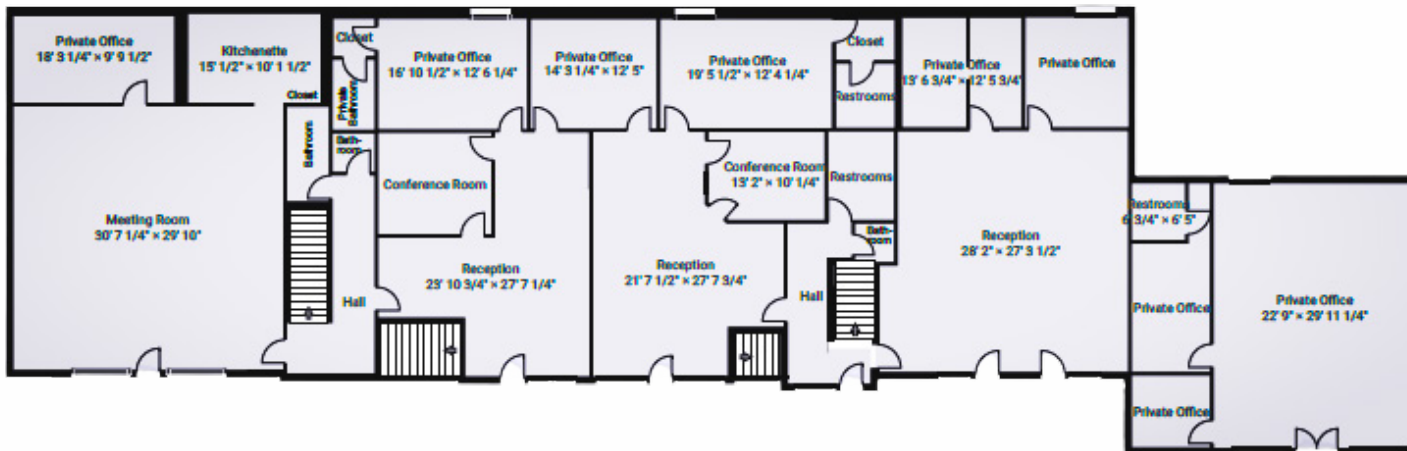
FULL SERVICE COMMERCIAL REAL ESTATE 1875 S STATE ST., SUITE 1000, PO BOX 970432 OREM, UT 84097

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

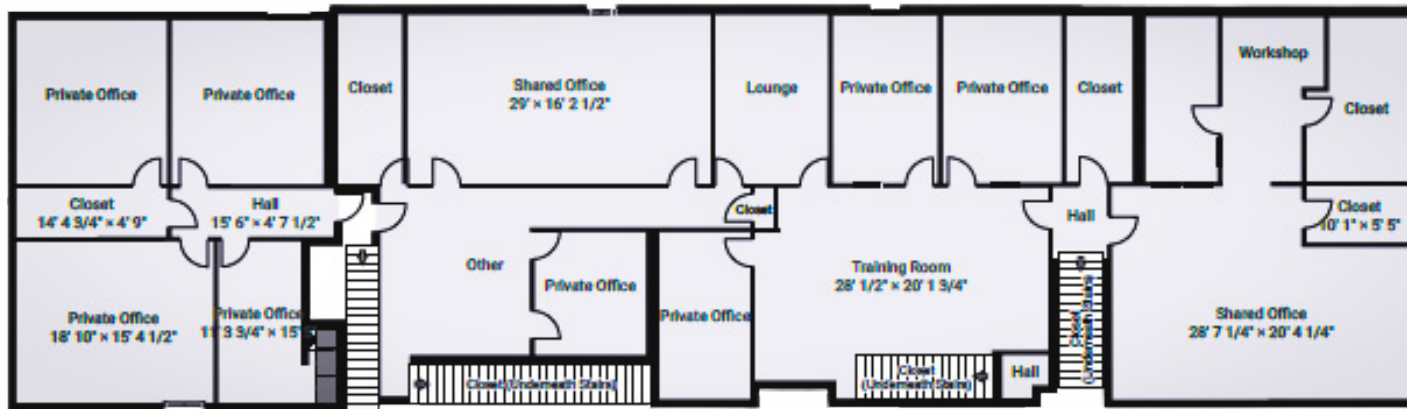
OREM OFFICE/RETAIL

FLOOR PLAN

Main Level



Lower Level



MARY STREET, CCIM

mary@summitutahre.com

direct: 801.358.6279

office: 801.435.5005

[View Profile](#)

BILL STREET

bill@summitutahre.com

direct: 801.376.5282

office: 801.435.5005

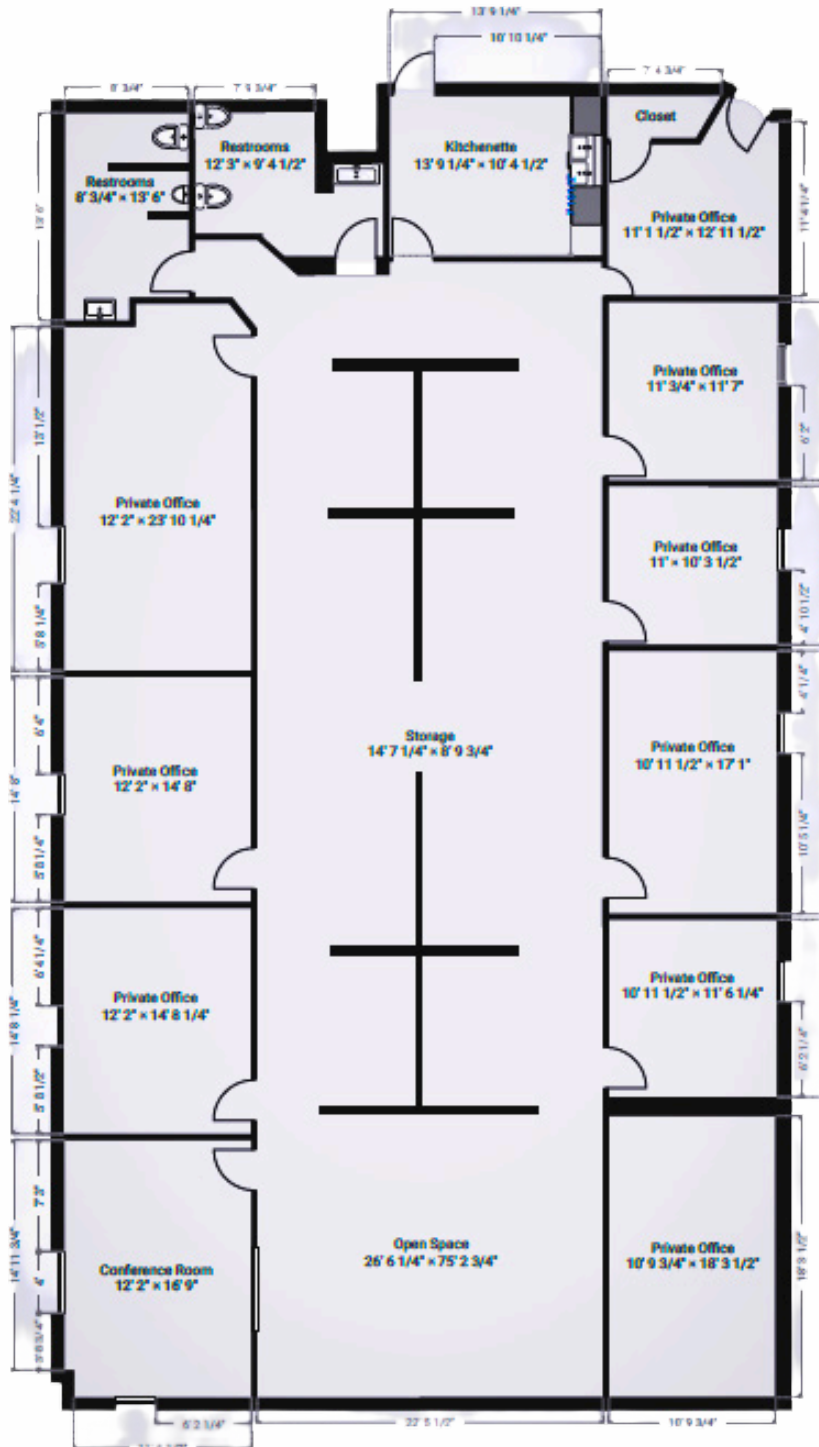
[View Profile](#)

FULL SERVICE COMMERCIAL REAL ESTATE 1875 S STATE ST., SUITE 1000, PO BOX 970432 OREM, UT 84097

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

OREM OFFICE/RETAIL

FLOOR PLAN



MARY STREET, CCIM

mary@summitutahre.com

direct: 801.358.6279

office: 801.435.5005

[View Profile](#)

BILL STREET

bill@summitutahre.com

direct: 801.376.5282

office: 801.435.5005

[View Profile](#)

FULL SERVICE COMMERCIAL REAL ESTATE 1875 S STATE ST., SUITE 1000, PO BOX 970432 OREM, UT 84097

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.



MARY STREET, CCIM

mary@summitutahre.com

direct: 801.358.6279

office: 801.435.5005

[View Profile](#)

BILL STREET

bill@summitutahre.com

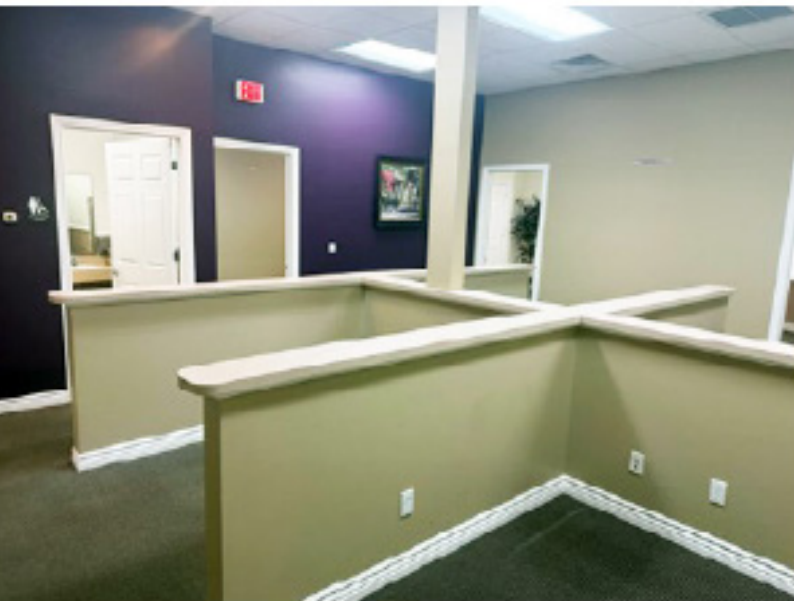
direct: 801.376.5282

office: 801.435.5005

[View Profile](#)

FULL SERVICE COMMERCIAL REAL ESTATE 1875 S STATE ST., SUITE 1000, PO BOX 970432 OREM, UT 84097

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.



MARY STREET, CCIM
mary@summitutahre.com
direct: 801.358.6279
office: 801.435.5005
[View Profile](#)

BILL STREET
bill@summitutahre.com
direct: 801.376.5282
office: 801.435.5005
[View Profile](#)

FULL SERVICE COMMERCIAL REAL ESTATE 1875 S STATE ST., SUITE 1000, PO BOX 970432 OREM, UT 84097

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.