

OFFICE FOR SALE & LEASE

BEAUTIFUL COMMERCIAL SPACE IN PERRY UTAH

2895 S Highway 89, Perry, UT 84302



OFFERING SUMMARY

SALE PRICE:	\$450,000
NUMBER OF UNITS:	1
LEASE RATE:	\$15.00 SF/month (NNN)
LOT SIZE:	0.33 Acres
BUILDING SIZE:	3,327 SF
PRICE / SF:	\$135.26

PROPERTY OVERVIEW

Beautiful property in a prime location just off Highway 89. Easily accessible from North or South and minutes from Brigham City & Ogden. This property has 3 separate studios, a front desk area, separate office spaces and two restrooms. Operating as an elite dance studio for over 10 years this property would also make a great space for a medical, dental practice, salon, etc.

PROPERTY HIGHLIGHTS

- Great visibility & traffic off Highway 89
- Beautifully built out
- Over 3300 SF
- 2 HVAC Units
- Many potential uses

KW COMMERCIAL
2121 S. McClelland Street,
#201
Salt Lake City, UT 84106

BOYD BROWN
Associate Broker
0: 801.326.8886
boyd@kw.com

kw SALT LAKE CITY
KELLERWILLIAMS. REAL ESTATE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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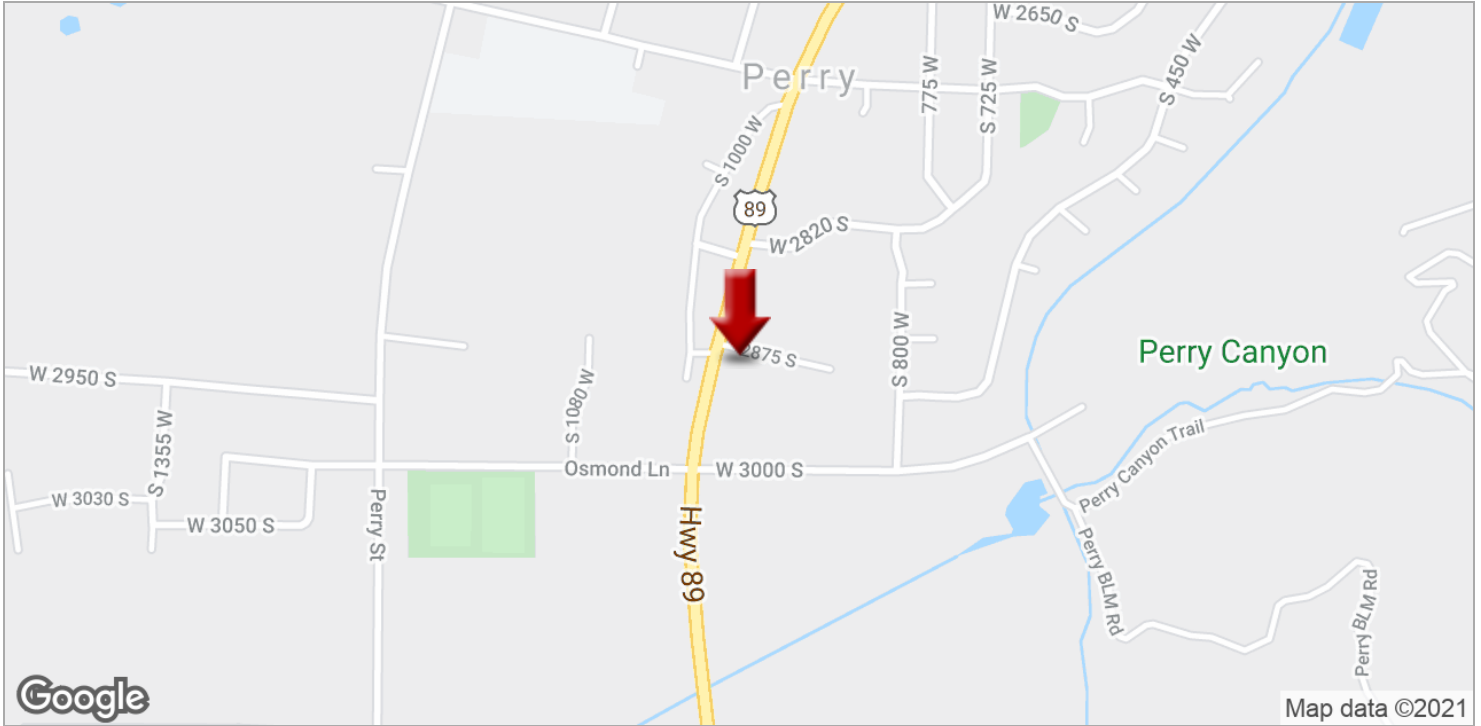
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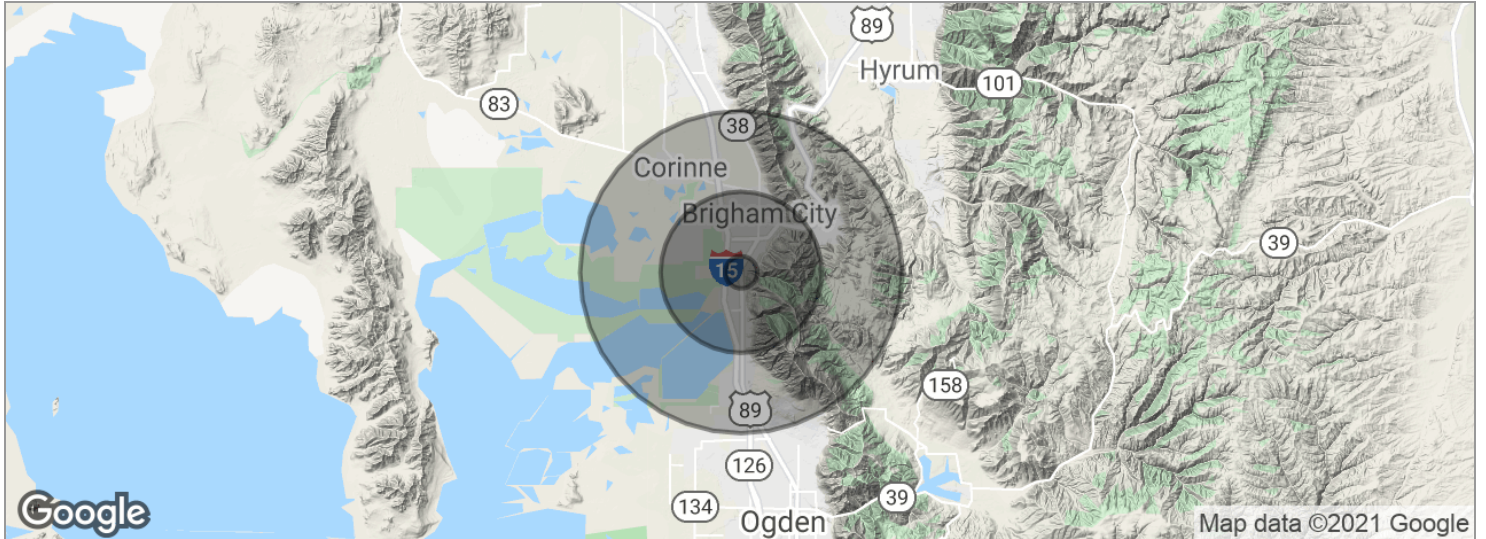
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,880	22,349	46,037
Median age	33.6	32.4	33.8
Median age (male)	34.2	31.6	32.2
Median age (Female)	33.1	33.0	34.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	590	7,659	15,059
# of persons per HH	3.2	2.9	3.1
Average HH income	\$76,753	\$62,082	\$70,641
Average house value	\$249,992	\$247,527	\$239,630

* Demographic data derived from 2010 US Census

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