



**WOODLEY**  
REAL ESTATE



# COUNTRY CLUB COURT

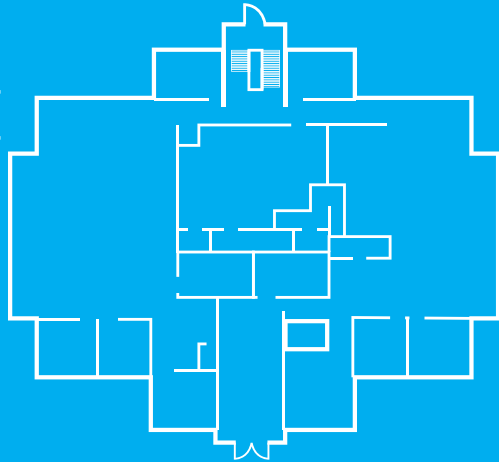
2483 N CANYON RD | PROVO

FOR SALE OR LEASE

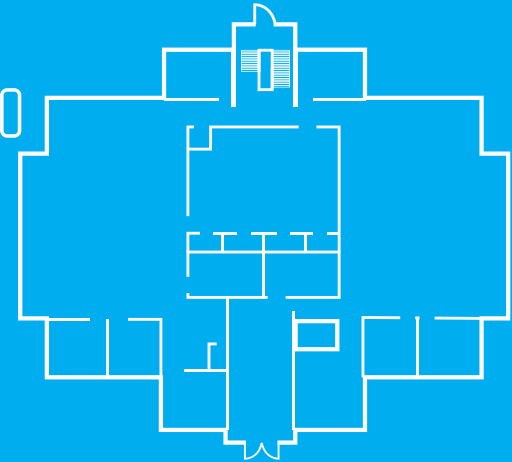


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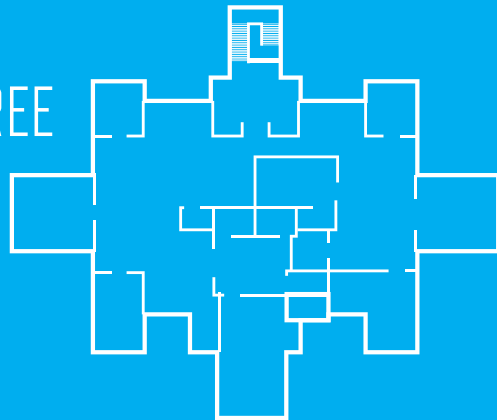
**FLOOR ONE**  
7113 SF



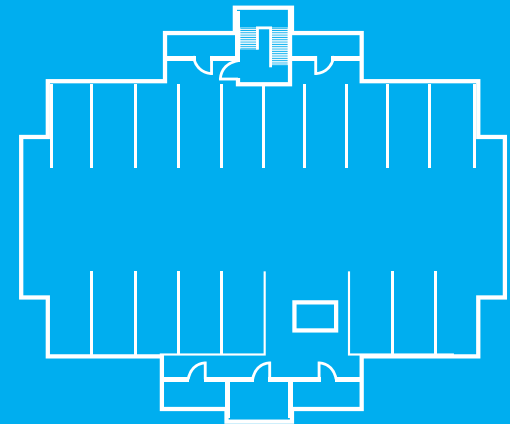
**FLOOR TWO**  
7113 SF



**FLOOR THREE**  
4728 SF

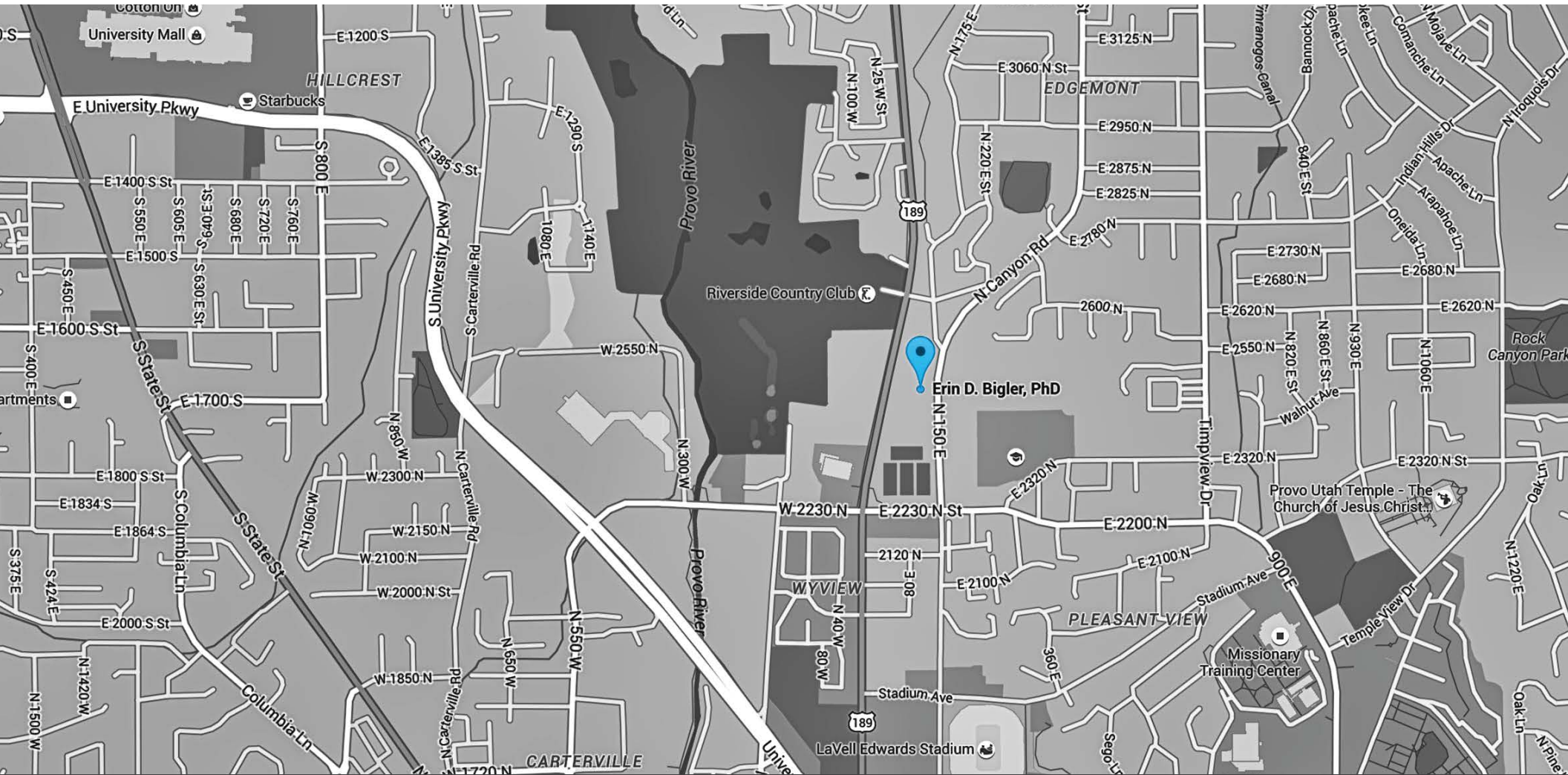


**GARAGE**





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Prime location between University Ave and Canyon Rd. in Provo across from the Riverside Country Club and just minutes from BYU.

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## **COUNTRY CLUB COURT** 2483 N CANYON RD | PROVO

- **Sale Price: \$1,990,000**
- **Lease Rate: \$16 SF MG (lease terms below)**
  - **Tenant to pay utilities, janitorial, telephone, data**
  - **Landlord to pay HOA dues, taxes, elevator maintenance and insurance**
  - **Minimum Divisible for Lease is one floor**
- **77 above ground parking stalls**
- **9 covered parking stalls plus 2 storage rooms in basement**
- **Men's and Women's bathrooms on all 3 floors**
- **Prime location across from the Riverside Country Club and just minutes from BYU.**
- **Property is currently vacant and ready to occupy**
- **New carpet and new paint**
- **Building Size: 18,954 SF / Year Built: 1996**
- **CAMs \$2.40/sqft/year**
- **Square footage per county records**

**ERIC WOODLEY** | MANAGING PARTNER

**801.362.7848** | **ERIC@WOODLEY.CO**