

Choice Office Building

146 W. 300 S.
Bountiful, UT 84010

Investment Offering

NAIPremier
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Artie Lucero

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Property Overview

INVESTMENT SUMMARY

Price	\$1,200,000
Occupancy	100%
Year Built	1937
Square Footage	7,680
Total Land Area	0.50 AC
Property Type	2 Story Office Building

HIGHLIGHTS

- Investment property
- Ample parking
- Close to many amenities
- Close to I-15
- **Seller financing available**

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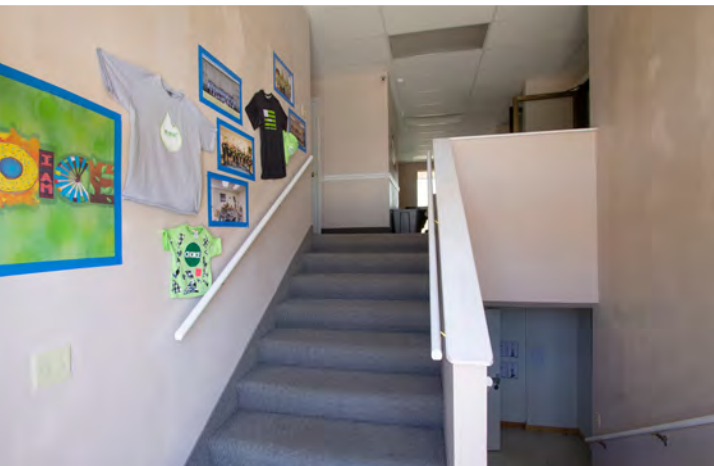
Property Photos

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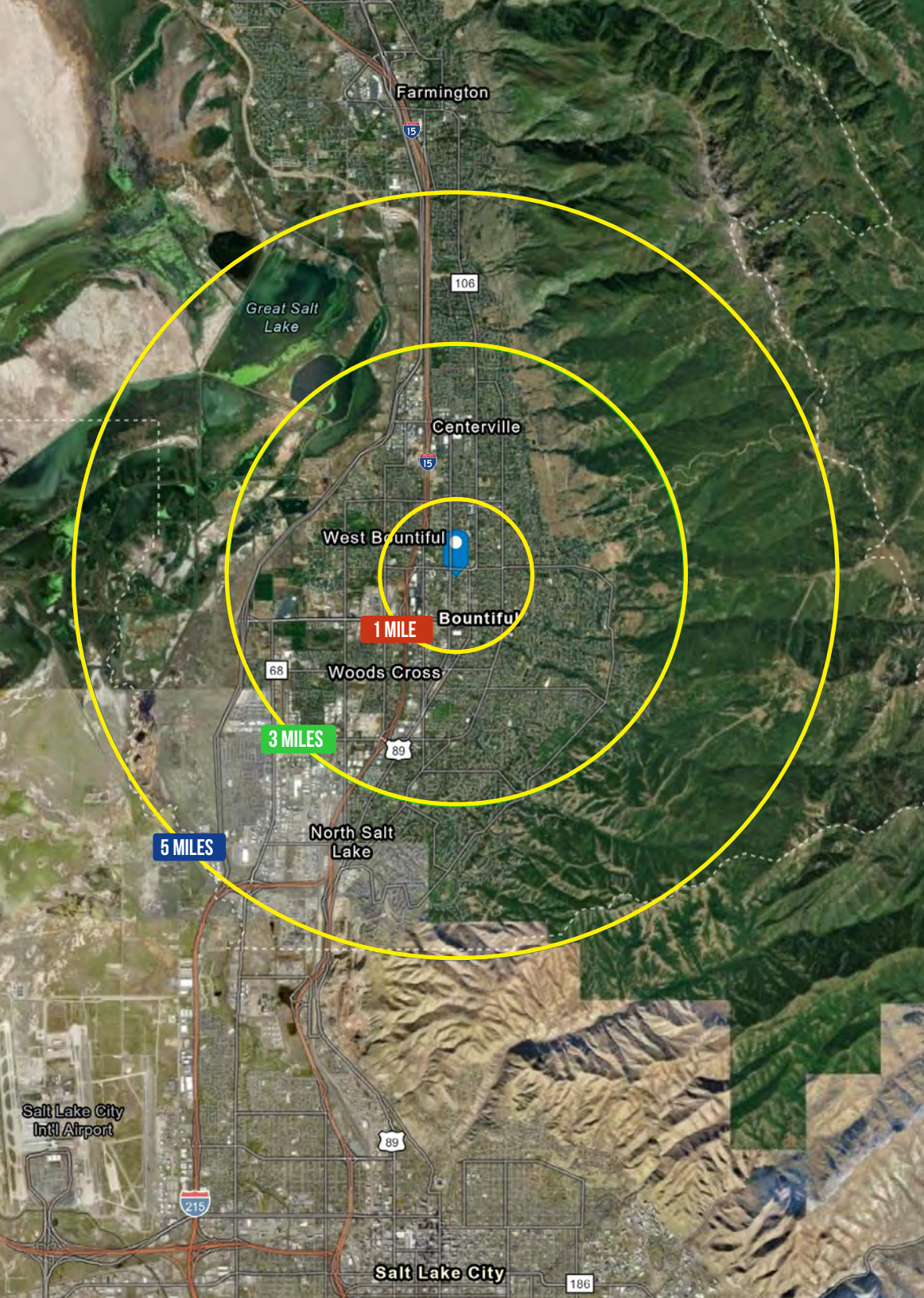


Amenities Map

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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION

2023 EST	15,357	74,810	107,505
2028 PROJ	15,941	76,192	109,934

HOUSEHOLDS

2023 EST	5,807	25,255	35,523
2028 PROJ	6,112	26,032	36,749

INCOME

2023 AVG	\$104,221	\$140,737	\$147,505
2023 MED	\$80,002	\$106,692	\$110,188

Source: Esri 2023

TRAFFIC COUNTS

500 South - **25,000 AADT**

200 West - **15,000 AADT**

I-15 - **169,000 AADT**

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For more information, please contact

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