

MLS# 1721127 Presented By: Jeremy Peterson 801-921-9290

Tour/Open: View Tour
Lease Price: \$16.00 SQ FT / Yr
Availability: 01/21/2021
CDOM: 148
DOM: 148
Tax ID: 05:0808:0027 • History
Address: 1820 W Hwy 40
NS/EW: / 1820
City: Vernal, UT 84078
County: Uintah
Zoning Code:

Status: Active
Lease Type: Triple Net (NNN)
Sublease: No
Est. Taxes: \$4,100
Proj/Subdiv:



Year Built: 2021
Traffic Count:
Building Class:

CAM Fees:
Business For Sale?:
Bus. Name:

Const. Status: Blt./Standing
Acres: 3.25
Sublease From:
Sublease To:

Retail
Tot Building Sq Ft: 27,275
of Suites Avail: 2
Retail Inclusions:

Min Sq Ft Avail: 1,400
Max Sq Ft Avail: 3,000

Accessibility: Ground Level
Air Conditioning: Central Air; Electric
Const./Cond.: Rock; Stucco
Culinary Water: Connected
Cust. Visibility: Road Traffic; Walk-In Traffic
Ext. Special Features: Paved Parking
Floor Coverings: Carpet
Heating: Forced Air
Int. Special Features: Restroom: Private
Land Condition: Paved; Terrain: Flat
Offering Type: Lease
Possession: Recording
Roads/Trans.: Asphalt; Curb& Gutter; Road: Paved
Roof: Flat
Sewer: Connected
Site Description: Vacant Building
Terms: Cash
Utilities: Gas: Natural
Window Cov: None
Zoning: Commercial
Has Solar?: No

Listing
Courtesy of: Coldwell Banker Farm and Home Realty - Vernal

Remarks: 2 Retail Spaces available. 1400 and 3000 square feet. Lease price ranges from \$13-\$16/foot/year, NNN and CAMS are required to be paid on top of monthly rent by tenant. Co Tenants include Dollar Tree and Game Stop. Nearby Tenants include Walmart and Lowes. Excellent visibility and generous signage

©UtahRealEstate.com. All Rights Reserved. Information Not Guaranteed. Buyer to verify all information. [28046570]

MLS# 1652711 Presented By: Jeremy Peterson 801-921-9290

Tour/Open: View Tour
Sale Price: \$125,000
Lease Price: \$1,000.00 Monthly
Rate
Availability: 07/15/2020
CDOM: 503
DOM: 503
Tax ID: 05:019:0115 • History
Address: 13 E Main
NS/EW: / 13
City: Vernal, UT 84078
County: Uintah
Zoning Code:

Status: Active
Orig Sale Price: \$150,000
Lease Type: Modified Gross
Sublease: No
Est. Taxes: \$1
Proj/Subdiv:



Year Built: 1915
Traffic Count:
Building Class: Retail
Tot Building Sq Ft: 2,142
of Suites Avail:
Retail Inclusions:

CAM Fees:
Business For Sale?:
Bus. Name:

Const. Status: Blt./Standing
Acres: 0.01
Sublease From:
Sublease To:

Min Sq Ft Avail: 0
Max Sq Ft Avail: 0

Accessibility: Ground Level
Culinary Water: Connected
Cust. Visibility: Road Traffic; Walk-In Traffic
Floor Coverings: Carpet
Heating: Forced Air
Land Condition: Paved; Terrain: Flat
Offering Type: Both Lease & Sale
Possession: Recording
Roof: Flat
Site Description: Vacant Building
Terms: Cash; Conventional; SBA
Zoning: Commercial
Has Solar?: No

Listing

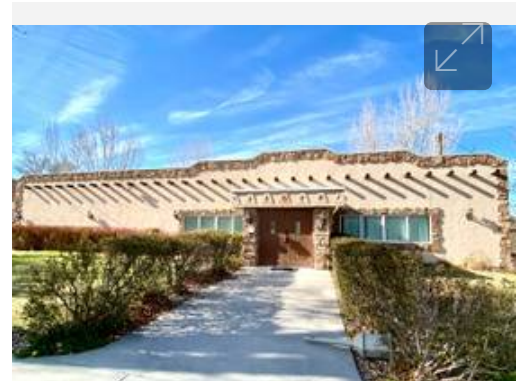
Courtesy of: Coldwell Banker Farm and Home Realty - Vernal

Remarks: Price reduced \$25,000-Retail space available on main street. 2,142 square feet of open space with parking in the back-common use with other land owner/tenants. Available immediately. Tenant to pay Electricity, Gas & Utilities.

©UtahRealEstate.com. All Rights Reserved. Information Not Guaranteed. Buyer to verify all information. [28046570]

MLS# 1737938 Presented By: Jeremy Peterson 801-921-9290

Tour/Open: None **Status:** Active
Sale Price: \$375,000
CDOM: 210
DOM: 52
Tax ID: 05:019:0114 • History
Address: 161 E 100 N
NS/EW: 100 N / 161 E **Est. Taxes:** \$3,099
City: Vernal, UT 84078
County: Uintah **Proj/Subdiv:**
Zoning Code:



Year Built: 2001 **CAM Fees:** **Const. Status:** Blt./Standing
Traffic Count: **Business For Sale?:** No **Sublease From:**
Building Class: **Bus. Name:** **Acres:** 0.21 **Sublease To:**
Office
Min Sq Ft Avail: 3,670 **Max Sq Ft Avail:** 3,670 **Main Floor Sq Ft:** 0
Basement Sq Ft: 0 **Other Floor Sq Ft:** 0 **Tot Building Sq Ft:** 0
Suites Avail: **# Floors:** 1 **Load Factor:**
Office Inclusions: Restrooms

Accessibility: Single Level
Air Conditioning: Central Air; Electric
Const./Cond.: Stucco; Wood Frame
Culinary Water: Connected
Floor Coverings: Tile
Heating: Forced Air; Gas: Natural
Int. Special Kitchen; Restroom: Public
Features:
Land Condition: Sprinkler: Auto-Full
Offering Type: Sale
Possession: recording
Roads/Trans.: Road: Paved
Sewer: Connected; Public
Site Description: Vacant Building
Terms: Cash; Conventional
Utilities: Gas: Natural; Separate Meter: Gas; Separate Meter: Elec.
Zoning: See Remarks
Has Solar?: No

Listing

Courtesy of: RealtyONE Group Signature (Vernal)

Remarks: Fantastic location for your new medical office, restaurant, spa or event center! Located in down-town Vernal! Property has open area for events, bathrooms, kitchen and so many possibilities! Special use zoning presently Buyer to verify all info, estimate only

©UtahRealEstate.com. All Rights Reserved. Information Not Guaranteed. Buyer to verify all information. [28046570]

MLS# 1725090 Presented By: Jeremy Peterson 801-921-9290

Tour/Open: View Tour
Sale Price: \$425,000
Lease Price: \$2,000.00 Monthly
Availability: 02/15/2021
CDOM: 488
DOM: 121
Tax ID: 05:019:0116 • History
Address: 23 E Main
NS/EW: / 23
City: Vernal, UT 84078
County: Uintah
Zoning Code:

Status: Active
Lease Type: Modified Gross
Sublease: No
Est. Taxes: \$10,301
Proj/Subdiv:



Year Built: 1915
Traffic Count:
Building Class: Office
Min Sq Ft Avail: 0
Basement Sq Ft: 0
Suites Avail: 2
Office Inclusions:

CAM Fees:
Business For Sale?:
Bus. Name:

Const. Status: Blt./Standing
Acres: 0.07
Sublease From:
Sublease To:

Max Sq Ft Avail: 0
Other Floor Sq Ft: 4,080
Floors: 2

Main Floor Sq Ft: 4,080
Tot Building Sq Ft: 8,060
Load Factor:

Offering Type: Both Lease & Sale
Parking: 10 total stalls;
Possession: Arrange
Power: Single Phase
Has Solar?: No
Listing

Courtesy of: Coldwell Banker Farm and Home Realty - Vernal

Remarks: Price dropped \$100,000 - Great downtown location for office space. Buy as an investment property or Main level has 3700 square feet available to rent at \$2000/month and has 9 office spaces with kitchen/break area, conference room and reception area. Upstairs has tenant month to month.

©UtahRealEstate.com. All Rights Reserved. Information Not Guaranteed. Buyer to verify all information. [28046570]