

FOR SALE

# HEBER MAIN PROPERTY

900 SOUTH MAIN STREET • HEBER CITY, UTAH



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**CBRE**

EXECUTIVE SUMMARY

This was one of first great commercial lots situated on Main Street to drive commerce and set the stage for the new boom of economic development on the south end of Heber City. For decades it has been a car dealership, first Wright Ford and then Labrum Ford. Now with Labrum Ford moving across the street to be closer to its headquarters, there is a rare opportunity to own a parcel which has a long track record of business success.



PROPERTY OVERVIEW

This 2.02-acre parcel has frontage to both Main Street and 100 West. Attached are two buildings. The larger building consists of a small show room, office space, and mechanic shop. The smaller building is another mechanic shop. Its neighbors to the north are Tire Factory and Day’s Market; to the south, are Chiropractor, Stephen C. Frogley and Altitude Equipment Rental. Some other nearby tenants include: Wal-Mart, Sportsman’s Warehouse, Tractor Supply Co., Café Rio, Kneaders, Petco, Famous Footwear, Rue21, Chase Bank, Les Schwab Tire, and Holiday Inn.



LISTING PRICE:	<b>\$1,900,000</b>
ADDRESS:	900 South Main Street, Heber City, UT 84032
ACRES:	2.02
SQUARE FEET (LAND):	8,178 Sq. Ft. Including Show Room, Shop, Small Shop
APN:	05-9423
YEAR BUILT:	1969
ZONING:	C-2 COMMERCIAL
SERIAL NUMBER:	OHE-1343-0-006-045
2014 TAXES:	\$9,482.56



PROPERTY PHOTOS





PROPERTY PHOTOS



CBRE

AMENITIES MAP & POPULATION

POPULATION WASATCH COUNTY

2015 Estimated Population	23,414
2020 Projected Population	25,982
2010 Census Population	20,174
2000 Census Population	11,184
Growth 2010-2015	16.06%
Growth 2015-2020	10.97%
2015 Estimated Median Age	31.87
2015 Estimated Average Age	33.45







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