



Property Description

Second generation medical office available for sale, lease, sale-leaseback and more! This building boasts 10,416 SF on a single level and includes a 1,125 SF bonus basement area. Generously Parked with 57 Parking spaces, this building is a great option for owner users or investors.

DO NOT DISTURB TENANT!

Property Highlights

- 5/1000 Parking Ratio!
- Sale / Lease / Sale-leaseback potential
- Backup Generator
- Well maintained showing pride of ownership
- Excellent option for many different users

Offering Summary

Sale Price	\$3,650,000
Building SF	11,541 SF
Parking Ratio	5/1000
2025 OPEX	\$5.05 / SF
2025 Taxes	\$2.17 / SF

Demographics

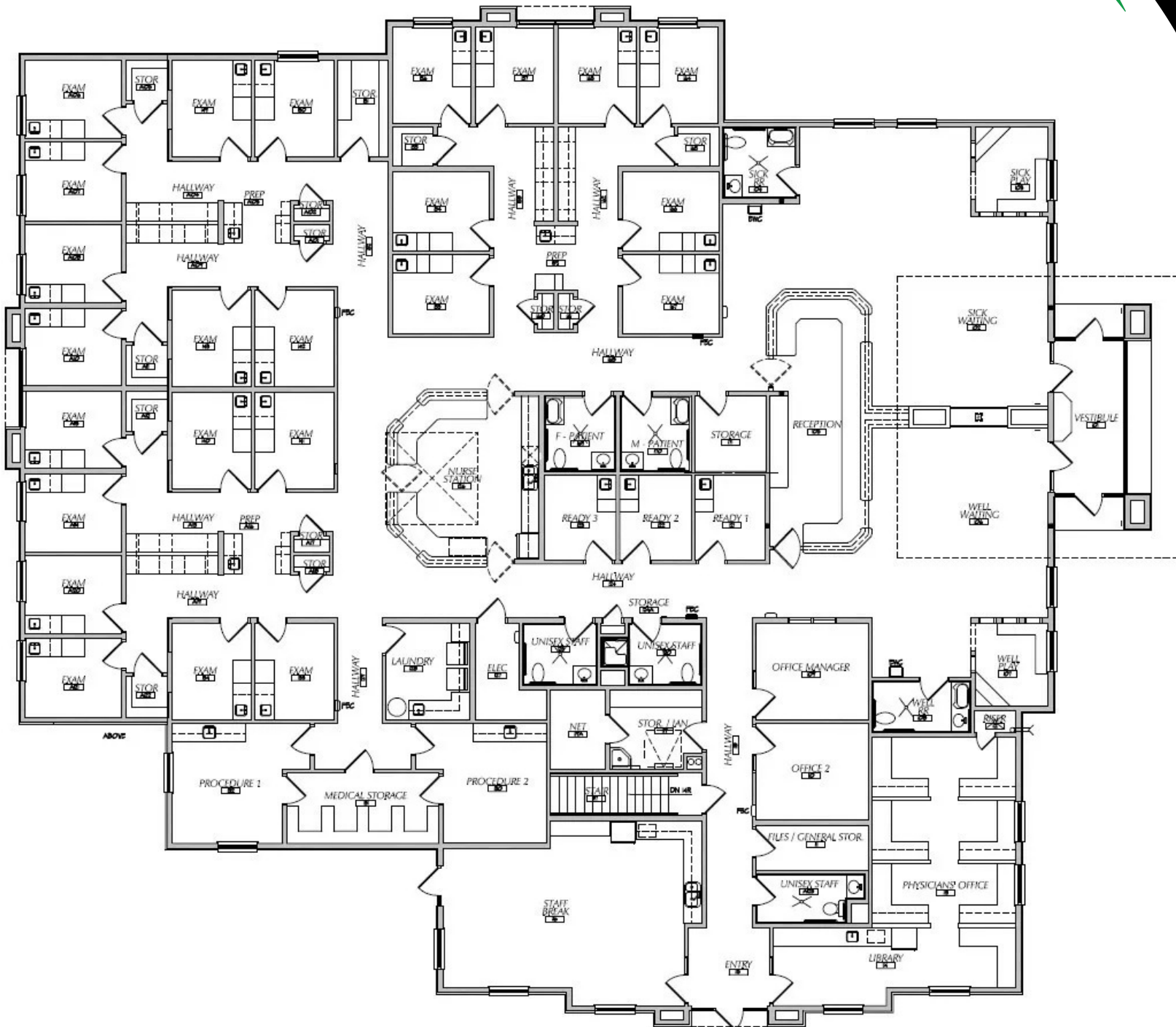
	1 Mile	3 Miles	5 Miles
Total Households	1,882	18,484	47,227
Total Population	7,262	68,363	167,828
Average HH Income	\$187,028	\$175,586	\$161,550

ANDY EVANS

801.518.9819

andyevalsre@gmail.com





ANDY EVANS

801.518.9819

andyevansre@gmail.com



Building Name	Lehi Medical Office
Property Type	Office
Property Subtype	Office Building
APN	47:251:0001
Building Size	11,541 SF
Lot Size	1.24 Acres
Building Class	B
Year Built	2006
Year Last Renovated	2014
Number of Floors	1
Average Floor Size	10,416 SF

Second generation medical office available for sale, lease, sale-leaseback and more! This building boasts 10,416 SF on a single level and includes a 1,125 SF bonus basement area. Generously Parked with 57 Parking spaces, this building is a great option for owner users or investors. DO NOT DISTURB TENANT!



- 5/1000 Parking Ratio!
- Sale / Lease / Sale-leaseback potential
- Single story building
- Well Maintined!



LEHI MEDICAL OFFICE

3231 N 1120 E, Lehi, UT 84043



ANDY EVANS

801.518.9819

andyevansre@gmail.com

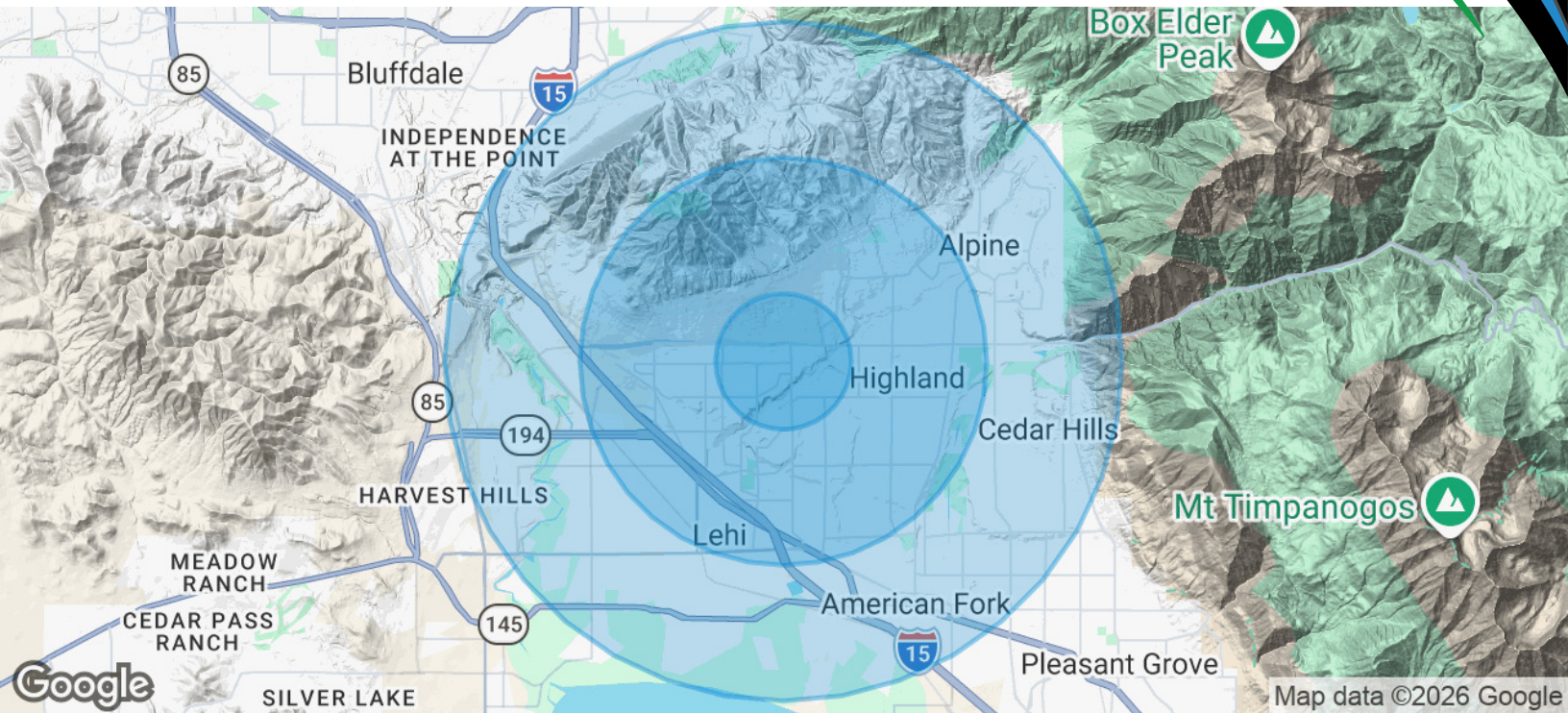




OFFICE BUILDING FOR SALE

LEHI MEDICAL OFFICE

3231 N 1120 E, Lehi, UT 84043



Population

	1 Mile	3 Miles	5 Miles
Total Population	7,262	68,363	167,828
Average Age	28.8	27.2	28.1
Average Age (Male)	28.5	26.8	27.6
Average Age (Female)	31.6	27.9	29.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,882	18,484	47,227
# of Persons per HH	3.9	3.7	3.6
Average HH Income	\$187,028	\$175,586	\$161,550
Average House Value	\$760,563	\$691,783	\$681,129

2023 American Community Survey (ACS)

ANDY EVANS

801.518.9819
andyevansre@gmail.com

