



THREE-STORY COMMERCIAL CONDO FOR SALE OR LEASE MOUNTAIN VIEW COMMONS

1922 US-40, SUITE 6 | HEBER CITY, UT 84032

FOR SALE • **\$2,200,000**
FOR LEASE • **\$27-29/SF NNN**

KATIE WILKING CCIM, MRED
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**BERKSHIRE
HATHAWAY**
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PROPERTIES

COMMERCIAL DIVISION

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FOR SALE: \$2,200,000

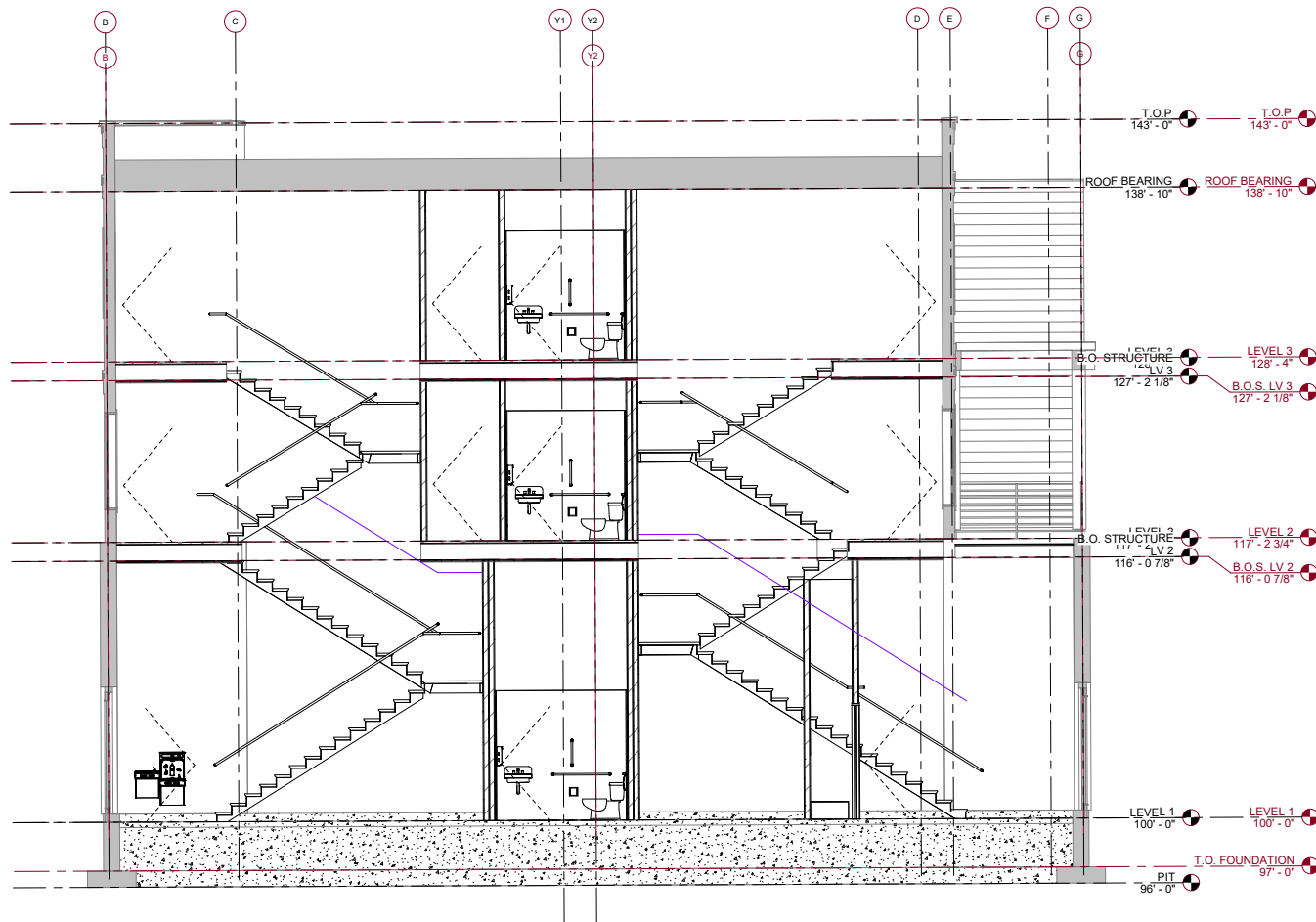
FOR LEASE: FIRST FLOOR \$29/SF NNN

SECOND AND THIRD FLOORS \$27/SF NNN

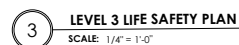
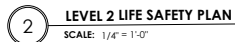
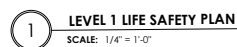
- **5,163 SF**
- **Three-story commercial condo** in the sought-after Mountain View Commons development
- **Flexible layout** ideal for flex space, office, or mixed-use concepts
- **Stubbed plumbing on each floor** for easy configuration of restrooms or specialty buildouts
- **Two staircases** for convenient access and efficient circulation
- **Open floorplates** ready for tenant customization
- **Ample natural light** as end cap with large windows and mountain views
- **Modern construction** with high-quality exterior finishes
- **Great visibility & professional setting** within a well-maintained commercial community
- **Ample parking** for staff and customers
- **Convenient Heber location** with quick access to U.S. 40, restaurants, and nearby services
- **Ideal for growing or established businesses seeking a fresh, adaptable space**

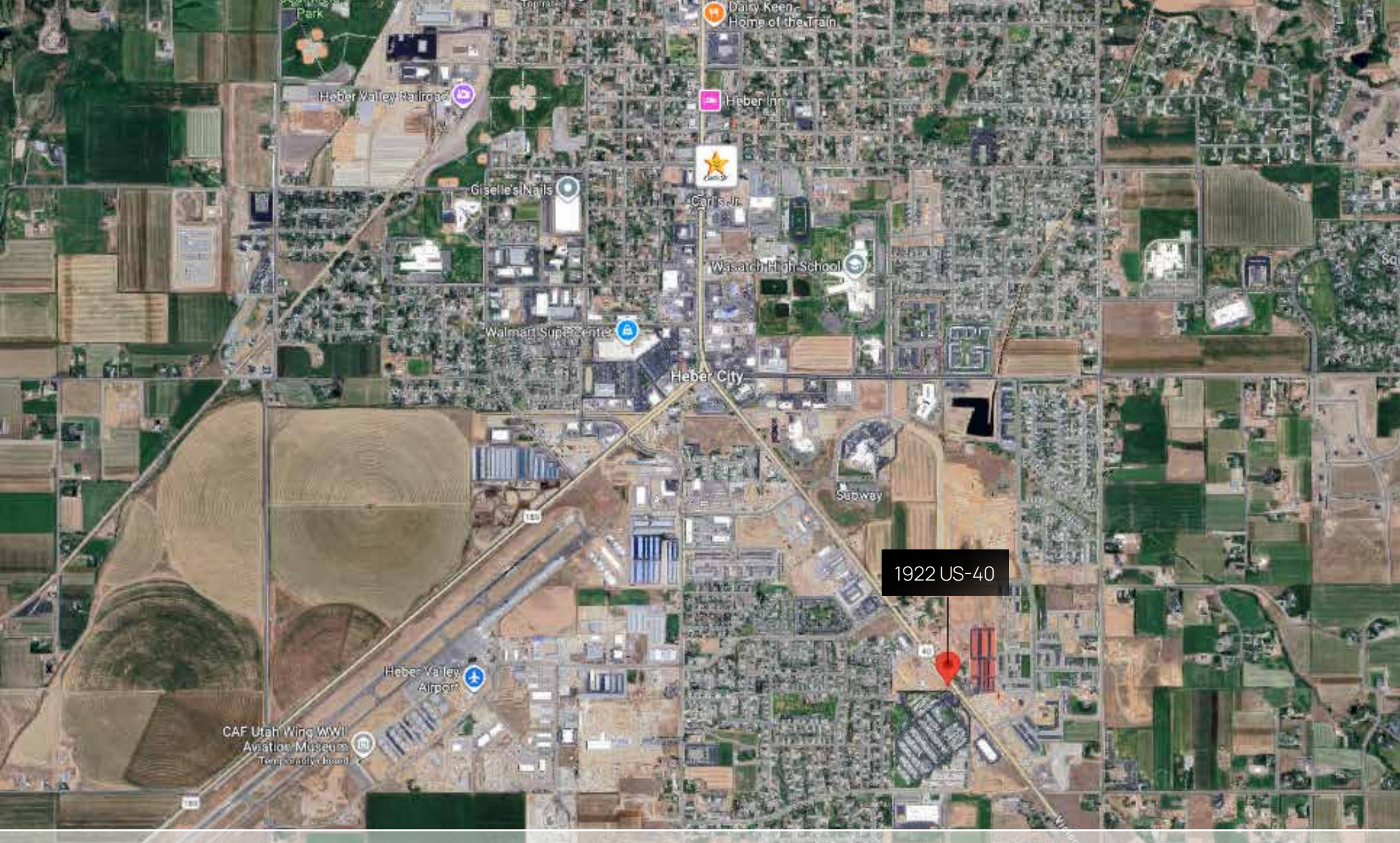


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1 Section 2
SCALE: 1/4" = 1'-0"





CONTACT KATIE FOR MORE INFORMATION OR TO ARRANGE A TOUR.

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