



**CUSHMAN &  
WAKEFIELD**

FOR SALE - \$425,000 \$409,797

**PRICE REDUCED**

## Terry Knudson Building

63 South Main Street / Brigham City, Utah



**Great Investment Opportunity -** The property, built in 1893, shares a pioneer era Heritage with the rest of the downtown Main Street district. This building is found within the Opportunity Zone in Brigham City. The building is has 10,000 usable Square Feet plus a 5,000 SF basement. The main floor (5,000 SF) is currently under lease by long term tenant. The second floor has great opportunity for being built out for apartments.

### Property Highlights

- 15,000 SF Building  
10,000 SF usable, 5,000 SF Basement
- 5,000 SF currently leased with long term tenant
- 5,000 SF second floor has great potential as apartments
- Located in old-time down town Brigham City
- Great potential investment found within an Opportunity Zone

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**cushmanwakefield.com**





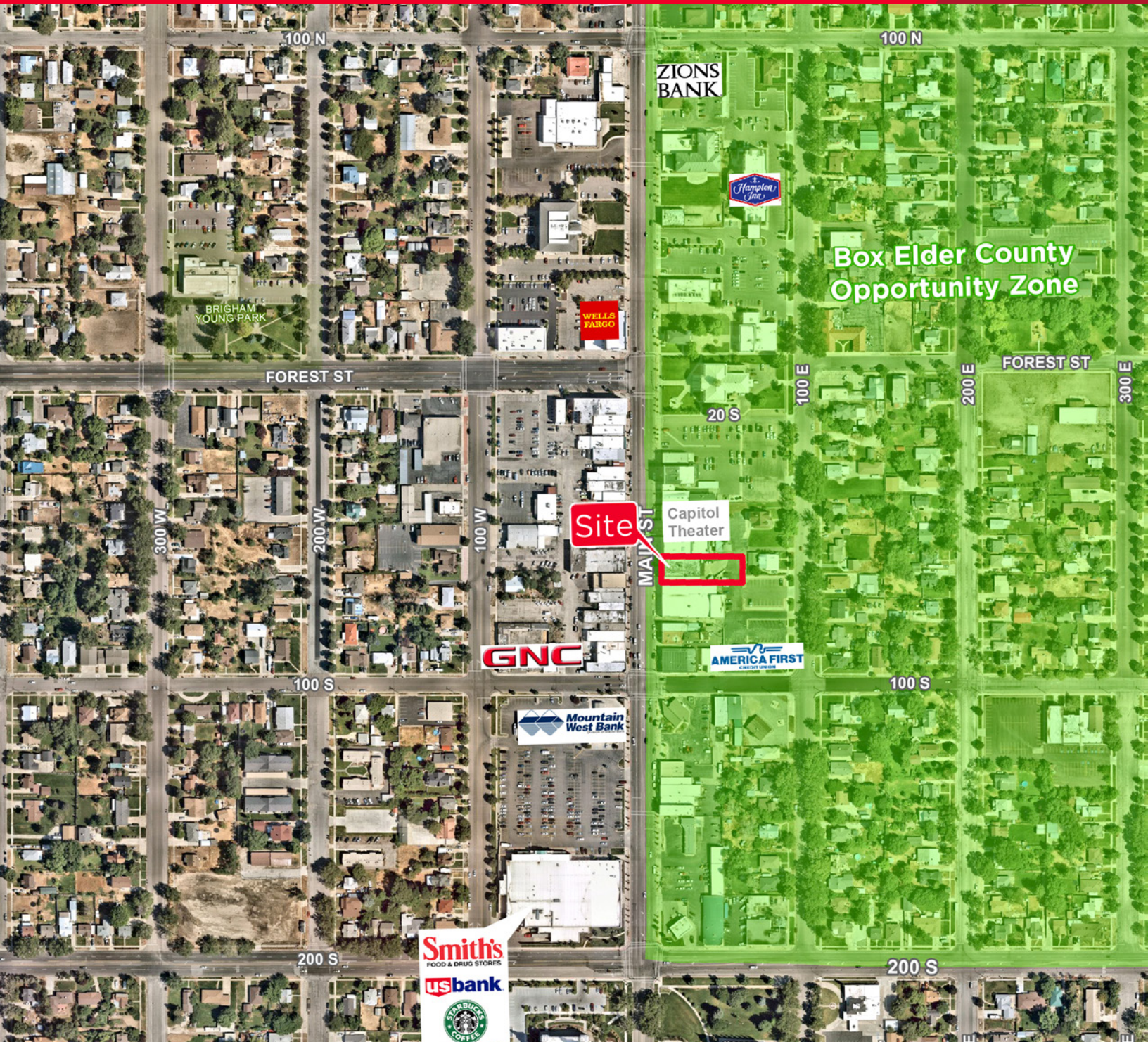
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