

An aerial photograph of a commercial area in Orem, Utah. A large, irregularly shaped lot is outlined in red, indicating it is for sale. The lot is situated between a residential area with houses and a commercial area with parking lots and buildings. The lot is bordered by State Street to the east and a residential street to the west. The lot itself is mostly bare earth with some sparse vegetation.

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Land For Sale

Office / Retail Land

1901 North State St Orem, Utah

1.58 Acres Improved Land in High
Traffic Area

Property Information

- Sales Price: \$1,238,846.00
- Lot Size: 1.58 acres
- State Street frontage
- ATD: 47,000 daily traffic count
- City Approved Site Plan for 20,000 SF Office Building
- City required improvements in place
- Full architectural plans completed for a 20,000 sf office building available. Just need city approval

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Accelerating success.

1901 N State Street | Land For Sale

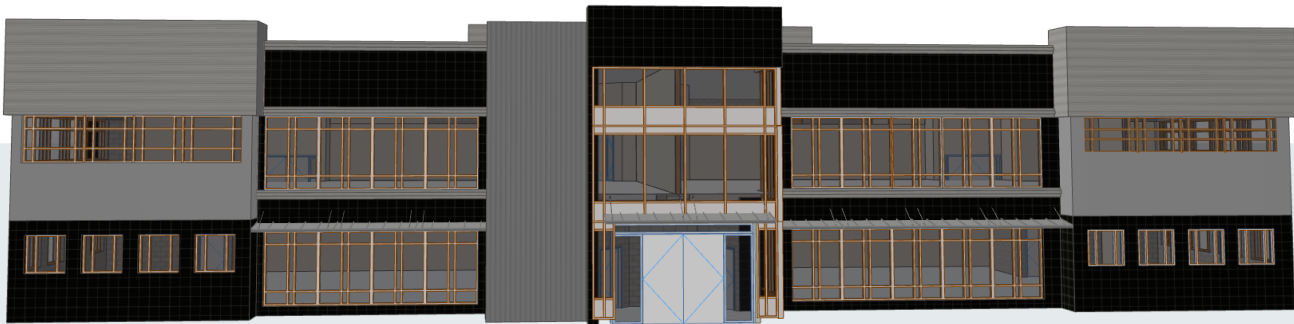
Architectural Plans Ready for City Approval

- 20,000 SF building
- 10,000 SF floor plates
- Great location with State Street frontage



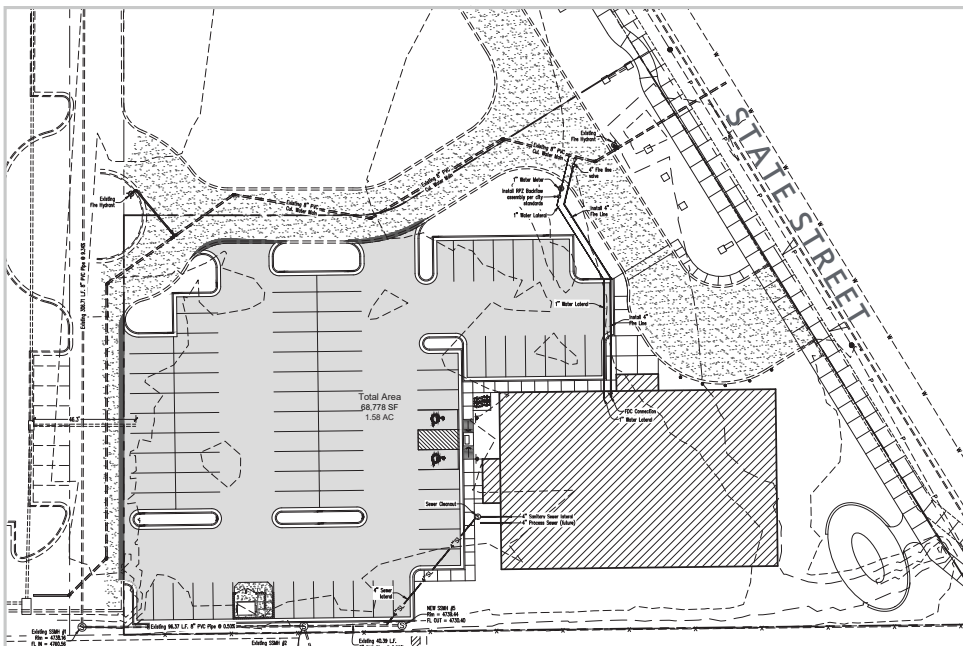
East Elevation

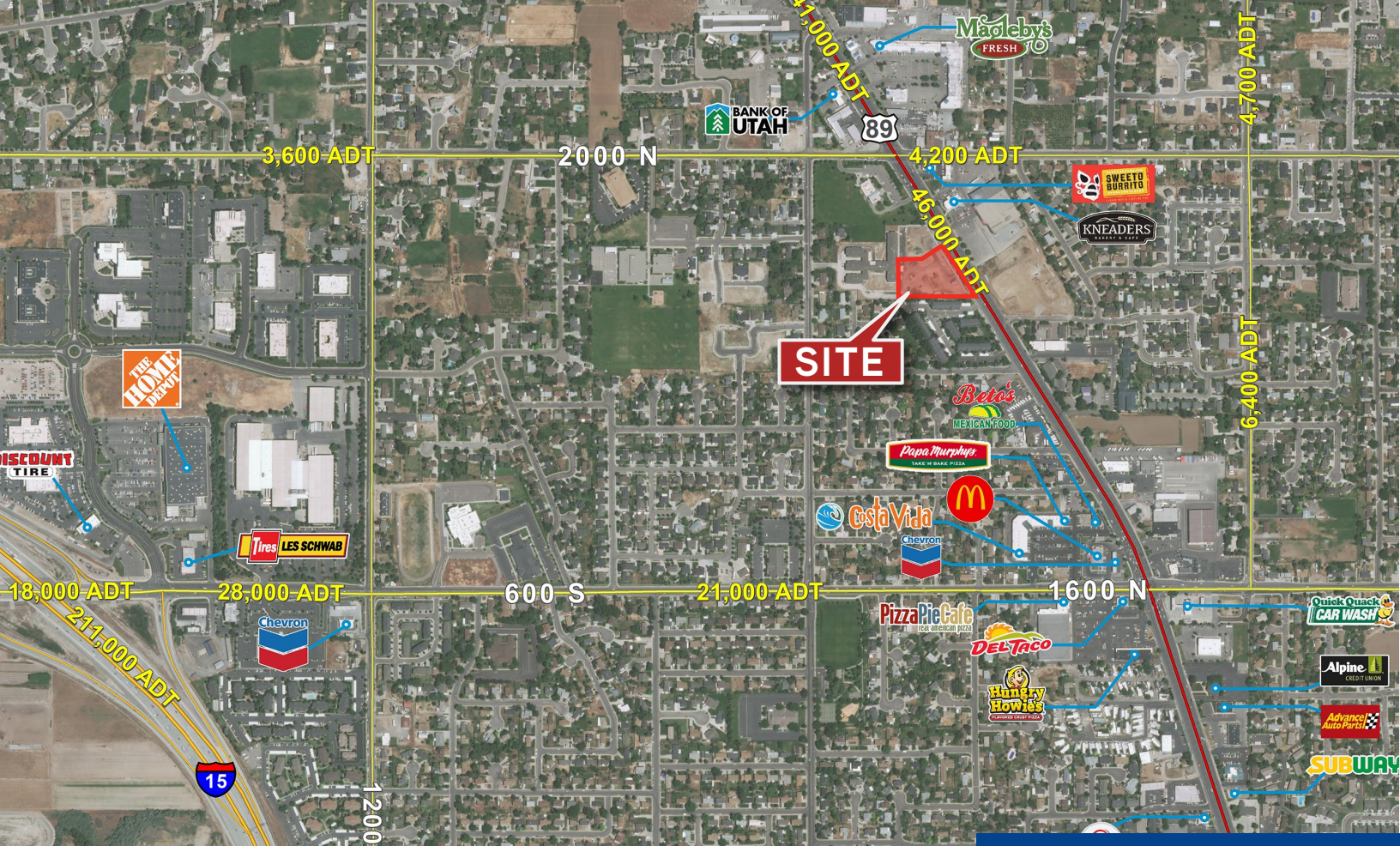
City Approved Site Plan for 20,000 SF Office Building



North Elevation

Site Plan





Location / Access



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