

FOR SALE › WAREHOUSE SPACE

# Furniture/Cabinet Warehouse



191 NORTH GENEVA ROAD PROVO, UTAH

**DO NOT DISTURB TENANT**



## Property Information

- › 1.10 Acres
- › 40,000 SF Warehouse Space
- › Approximately 10,000 SF Temperature Controlled Warehouse Space
- › Currently Zoned GC (General Commercial)
- › Zoning for Light Industrial can be grandfathered in for current "like use"
- › Completely paved yard
- › Located on Geneva Road just north of Provo Center Street
- › Great access to I-15
- › Do not disturb Tenant
- › Contact Agents for showings
- › **Priced at \$1,696,000**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2017 Estimated	13,244	107,013	180,833
2022 Projected	14,175	114,710	193,181
<b>Households</b>			
2017 Estimated	3,836	30,738	52,277
2022 Projected	4,110	33,110	56,093
<b>Income</b>			
2017 Median HHI	\$57,374	\$39,793	\$47,376
2017 Average HHI	\$68,093	\$54,546	\$66,439
2017 Per Capita	\$19,563	\$16,452	\$20,019

*Information provided by ESRI Business Analyst*

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