

# Nephi City



\$995,000

• Active

## NEPHI I-15 COMMERCIAL PROPERTY

<https://hciutah.com>

**Juab County, Utah**

**10.87 acres**

**List Price: \$995,000**

**This property is comprised of a 3,520 SF metal shop on 10.87 acres. The property is located adjacent to Nephi City in between I-15 and the Union Pacific Railroad. The property has good exposure along I-15 (west side) and Union Pacific Railroad (east side). Zoning is A1-50 in Juab County, but located in Nephi City's master plan under a Highway Commercial use. Good location 900 feet SW of commercial uses along I-15 exit 222. Nephi City utilities are located south and east of property. Billboard signs and stockpiles of soil/gravel are excluded. 2018 taxes were \$763.66.**

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## Property Info



**Acres:** 10.87

