

# DRAPER MECHANIC SHOP INVESTMENT OPPORTUNITY

- QUIETLY MARKETING - DO NOT DISTURB TENANT -

- BUSINESS AND REAL ESTATE INCLUDED -



**97 EAST 12675 SOUTH, DRAPER, UTAH 84020**

## Property Information

- 5,490 SF Mechanic Shop
- Site Size: 0.5 Acres
- (8) Bays with (8) Bay Doors
- Existing Business with Excellent Financials
- Year Built: 2013
- Great Location in the Heart of Draper
- Easy Access to I-15 & Minuteman Drive

## Financial Highlights

- Annual Revenue: \$1,607,851.51
- Net Operating Income: \$634,364.61
- FF&E Included in Sale

**PURCHASE PRICE : \$3,795,000.00**

## Business Information

This South Valley diesel repair center has 8 working bays & bay doors. This shop is located minutes from both I-15 and Bangerter Highway, off a high traffic count street and has parking for over 35 vehicles. This business has been in operation successfully for over 15 years and has long-term customers and employees with a detailed customer list and exceptional online reviews. This is one of Utah's highest-rated diesel repair shops. The business offers a full range of services no matter how big or how small, with an emphasis on diesel repair. Many customers come all the way from Provo, Ogden, or Park City to get their vehicle serviced here due to the experience and quality the shop offers. Sale includes experienced and well trained staff and on site manager.

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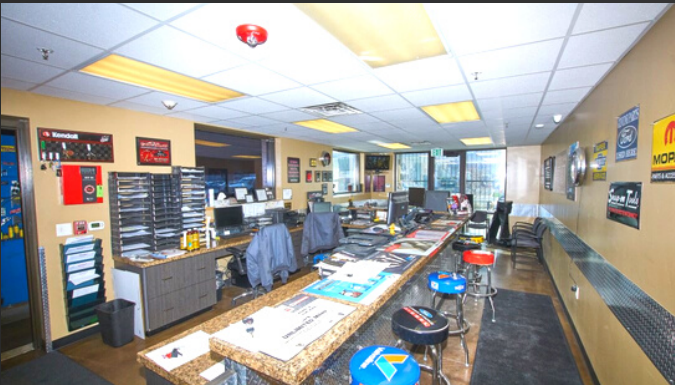
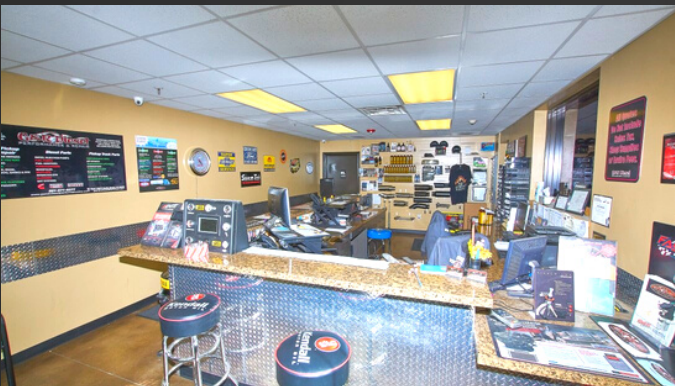
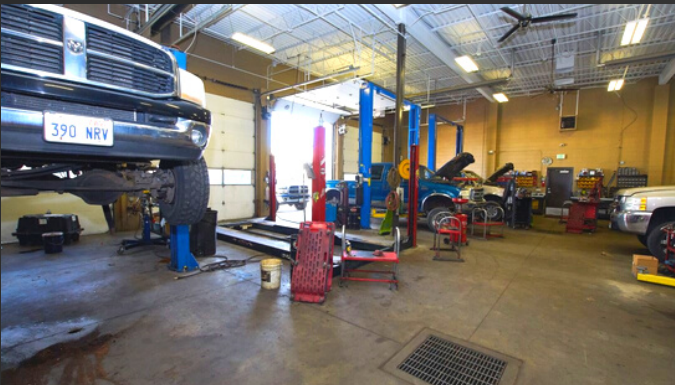
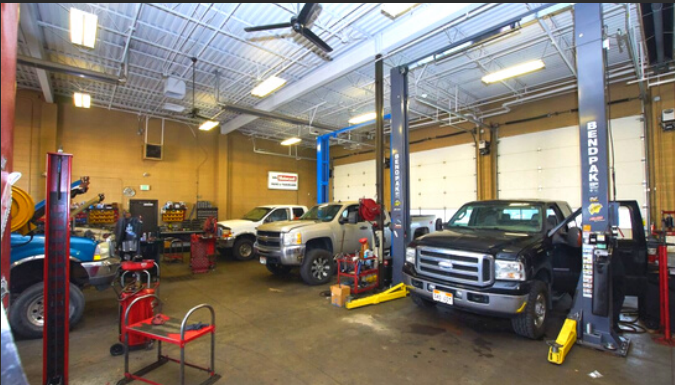
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRC Nationwide office. The information, while not guaranteed, was obtained from sources we believe to be reliable.



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