

OFFICE/RETAIL AVAILABLE FOR SALE



Property Information

- 1,700 SF Duplex Building
- Great for Office/Retail/Storage
- Site Size : 0.24 Acres
- Zoning : C-3
- Built in 1979
- RDA and Opportunity Zone
- (14-30-229-004-0000) - 0.12 Acre
- (14-31-229-004-0000) - 0.12 Acre

Demographics

	1 Mile	3 Mile	5 Mile
Population	10,970	38,078	67,670
Households	3,629	11,058	18,799
Avg. Household Income	\$52,199	\$62,967	\$67,962

Traffic Counts

8950 West: 22,138 Annual Average Daily Traffic
 2700 South: 3,828 Annual Average Daily Traffic

PURCHASE PRICE : \$500,000.00

Includes (2) Parcels, Building, Equipment & Vehicles on the Properties

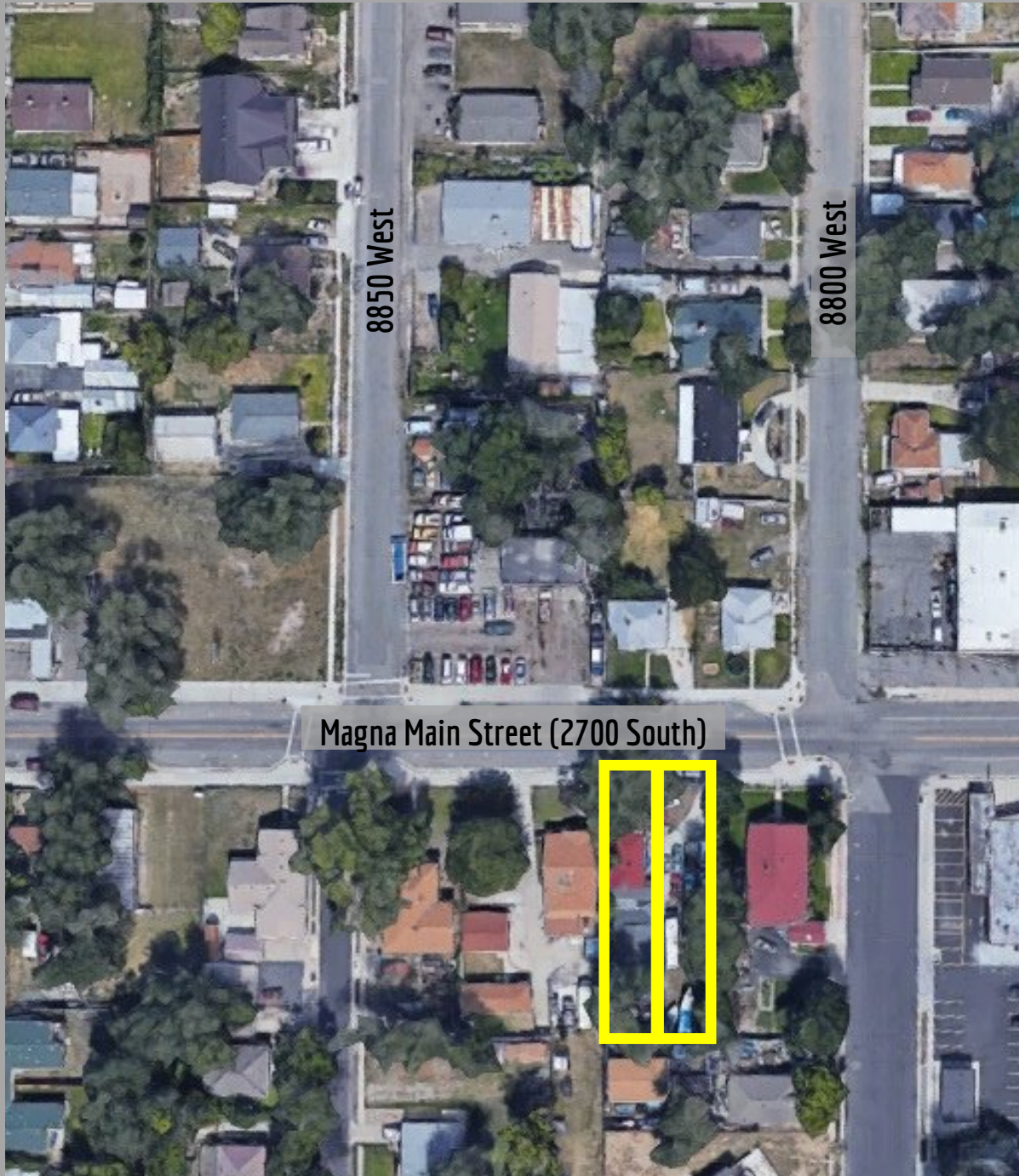
SELLER FINANCING AVAILABLE

Terms: 25% Down Payment, 5%-10% Interest, 5 Year Balloon (Negotiable) and 25 Year Amortization



COMMERCIAL REAL ESTATE CONSULTANTS

8815 & 8821 WEST MAGNA MAIN (2700 SOUTH)
MAGNA, UTAH 84044



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 above information while not guaranteed, was obtained from sources we believe to be reliable.