

## AUTO DEALERSHIP/REPAIR SHOP/OFFICE FOR SALE



### Property Information

- (2) Parcels Available For Sale
- Totaling 0.63 Acres
- RDA and Opportunity Zone
- (1) - Auto Dealership/Repair Shop  
1,400 SF Retail Shop; 300 SF Office  
Trailer with (2) Beds; (1) Bath  
(14-19-479-022-0000) - 0.49 Acre  
Corner Lot; C-3 Zoning; Built 1981
- (2) - Office/Residential  
808 SF; Built 1983; R-2-6.5 Zoning  
(14-19-479-018-0000) - 0.14 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 : \$1,200,000.00**

**Includes (2) Parcels, Structures, Business Licenses, 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

**8820 & 8840 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.