



**Property Information**

- 1,400 SF Auto Dealer/Repair Shop
- 300 SF Office Space
- Trailer with (2) beds (1) Bath
- Corner Lot
- Zoning: C-3
- Year Built 1981
- Site Size: 0.49 Acres
- Parcel: 14-19-479-022-0000
- RDA and Opportunity Zone

**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 : \$1,000,000.00**

**SELLER FINANCING AVAILABLE**



# COMMERCIAL REAL ESTATE CONSULTANTS

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.