

**4310 West 3500 South**

West Valley City, UT 84120

CRESUTAH.COM

## Free Standing Retail/Office For Sale Or Lease

Lease Rate: \$22.00/PSF NNN

Sale Price: \$1,650,000.00

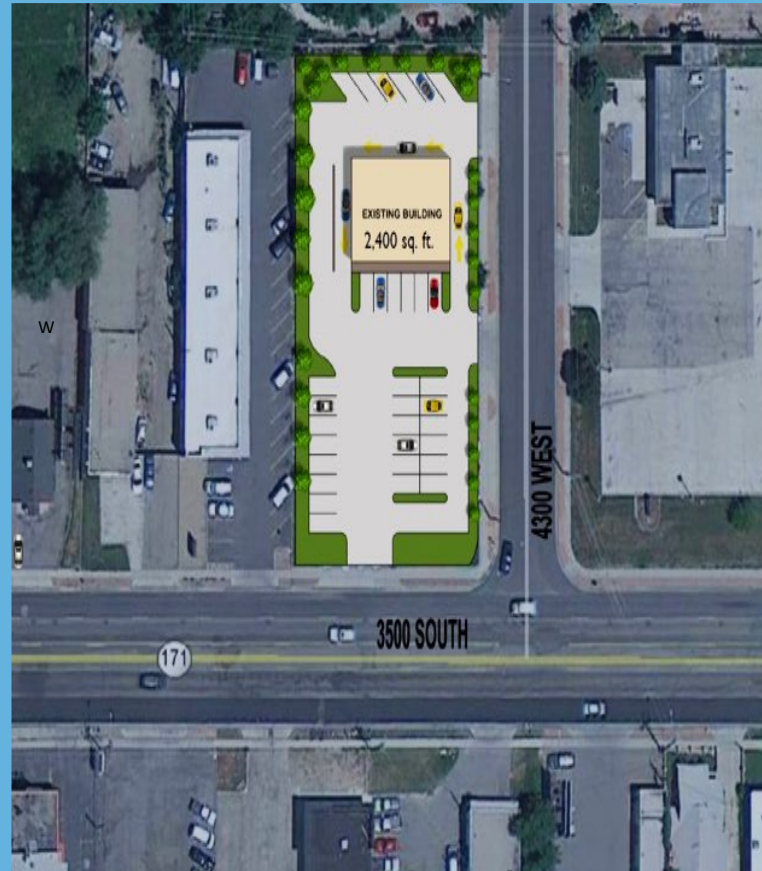


### Property Information:

- 3,200 Sq. Ft. Total
  - 2,400 Sq. Ft. Main Retail/Showroom/Office Bldg
  - 800 Sq. Ft. Service Garage/Car Wash
- .61 Acres
- Zoning: C-2
- Ideal Corner Location - Excellent Visibility
- Ideal Location for Convenience Store, Market or Grocery, Fast Food/Restaurant, Office/Clinic, Auto Dealership, Equipment Retail/Sales, Gas Station, Potential Drive-Thru
- Built 1989
- Private Fenced Area
- Easy Access to I-15 and Bangerter Highway

### Additional Information:

- Underground Storage Tanks Removed - State of Utah DEQ No Further Action Letter Available



**2040 E. Murray Holladay Road**

**Suite 310**

**Holladay, UT**

**801.876.6070**

**CRESUTAH.COM**

**Chris Lorenzon**

Specialist

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Principal Broker

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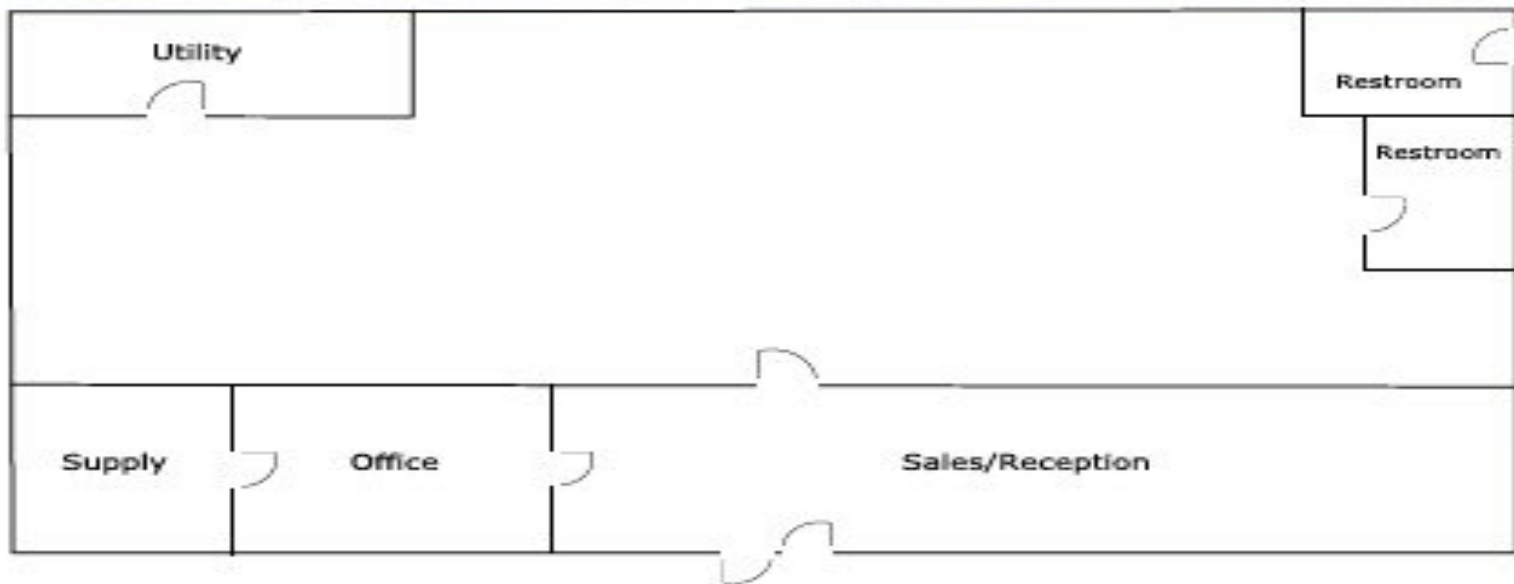
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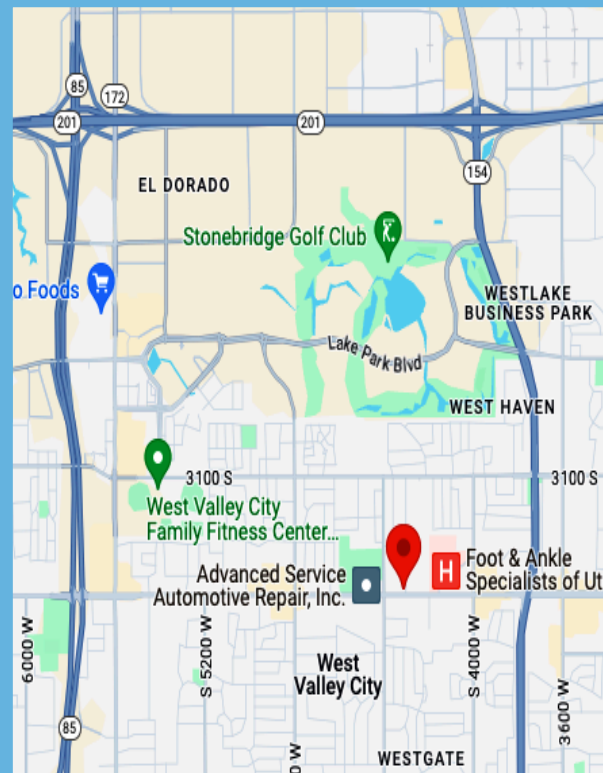
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4130 W 3500 South, WVC

Floor Plan - Not to scale



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