

RETAIL FOR SALE

INVESTMENT OPPORTUNITY – NNN LUBE & OIL CENTER

kw SALT LAKE CITY
KELLERWILLIAMS, REAL ESTATE



4650 S Constitution Blvd, Salt Lake City, UT 84129



PROPERTY DESCRIPTION

A rock-solid, low-maintenance investment in the heart of West Valley City. This 3,472 SF, three-bay lube & oil service center sits on a 0.30-acre lot and is backed by a proven operator currently in year 3 of a 5-year NNN lease, delivering \$67,473 in annual NOI with 3% annual increases. Listed at \$1,175,000, the offering provides attractive cash flow with minimal landlord responsibility.

Built in 1999 and exceptionally clean, the facility includes three service bays, three pits, and one two-post lift, making it a turnkey setup for ongoing automotive service operations. The site benefits from strong visibility and easy access in a busy commercial corridor of West Valley City.

PROPERTY HIGHLIGHTS

- 3,472 SF lube & oil shop on 0.30 acres
- 3 bays, 3 pits, and 1 two-post lift
- Very clean, well-maintained facility
- Built in 1999
- Approx. 45,000 AADT on 4700 South
- Approx. 18,000 AADT on Constitution Blvd
- Prime West Valley City automotive corridor

OFFERING SUMMARY

Sale Price:	\$1,175,000
Lot Size:	0.3 Acres
Building Size:	3,472 SF
NOI:	\$67,473.00
Cap Rate:	~5.74%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	7	150
Total Population	0	25	558
Average HH Income	\$0	\$86,180	\$77,942

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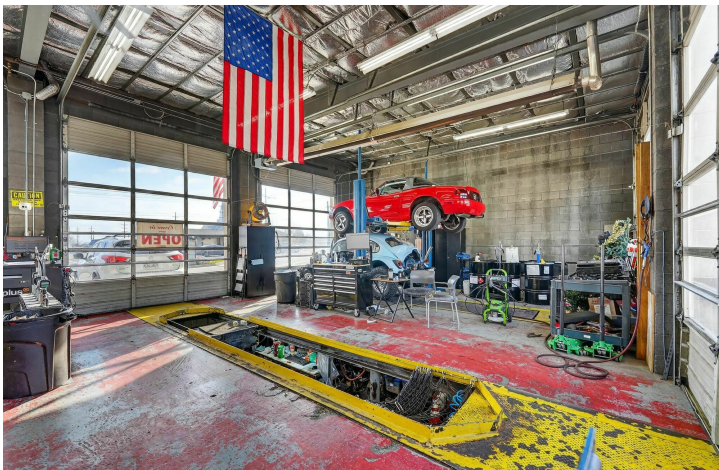
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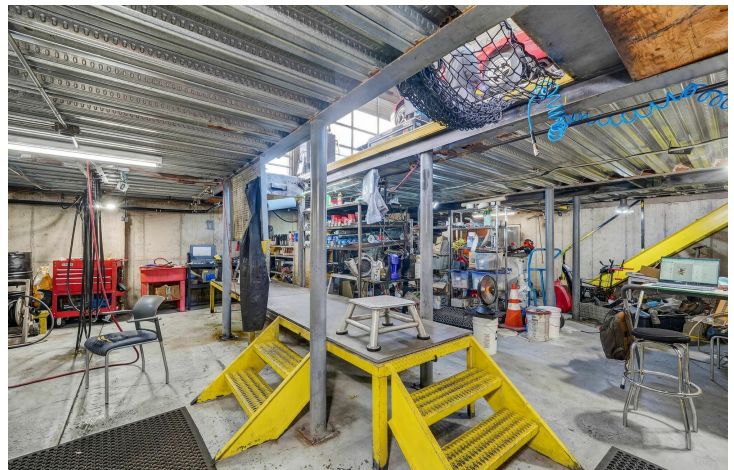
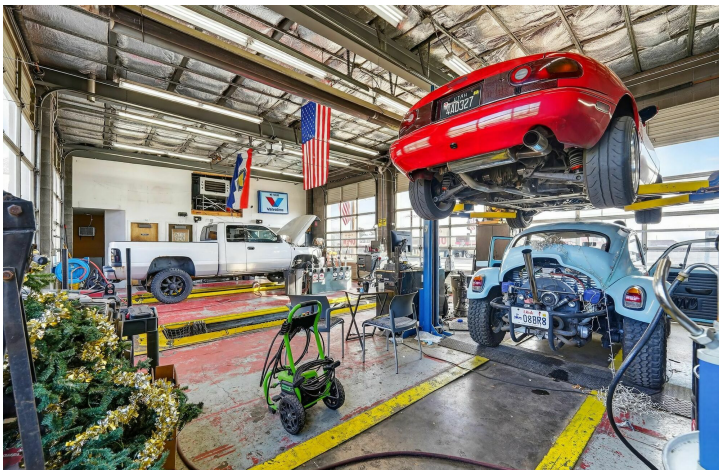
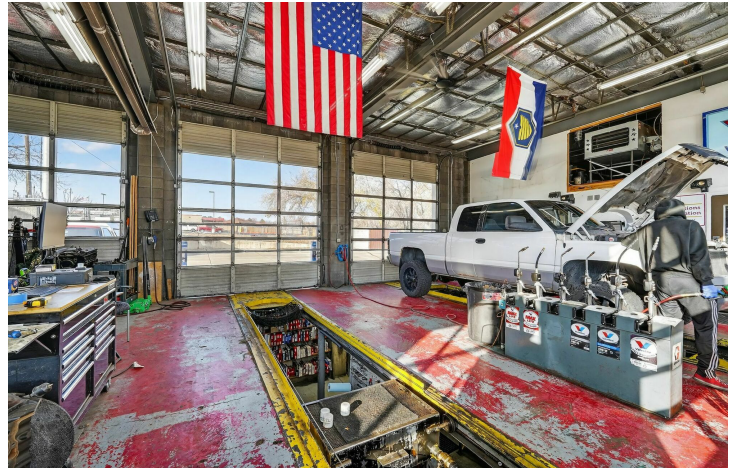
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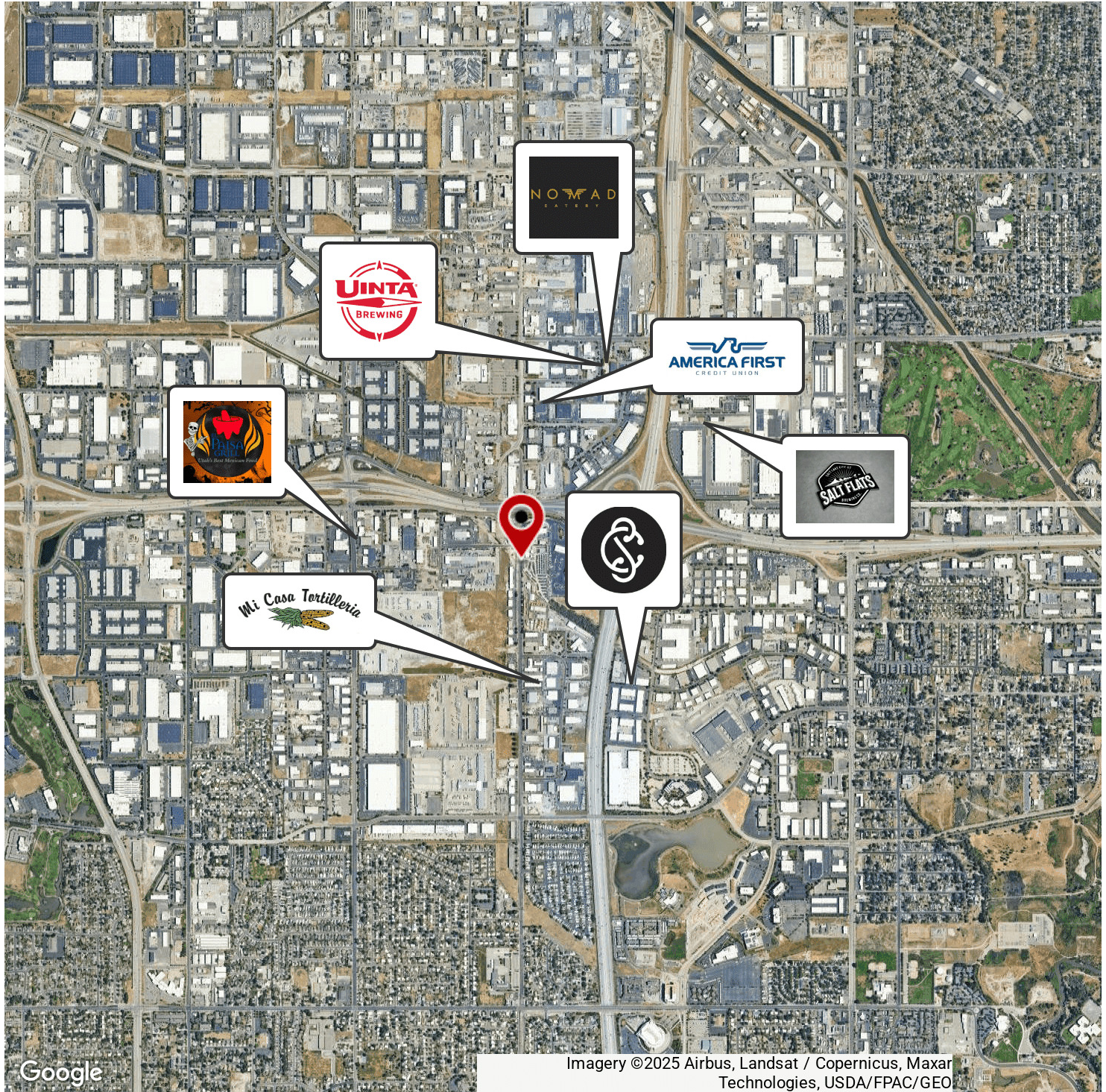
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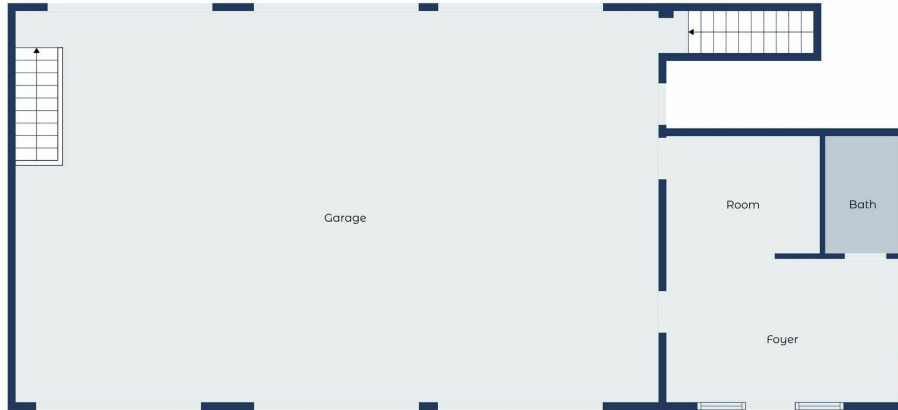
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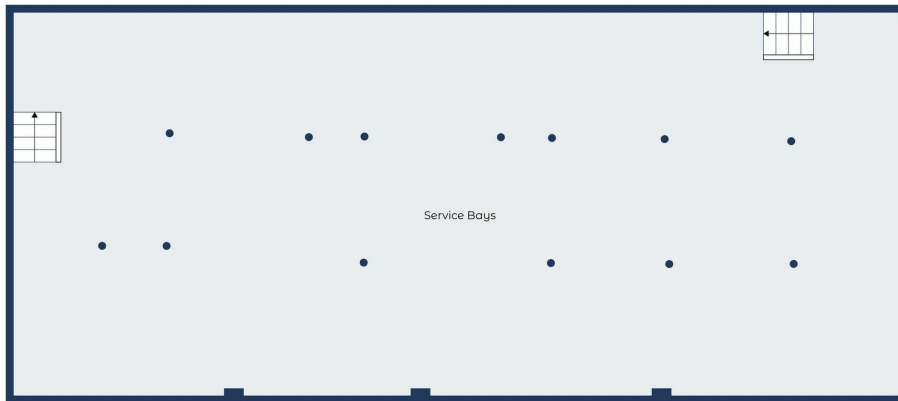
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Main Floor

Floor Plans Deemed Highly Reliable But Not Guaranteed



Basement

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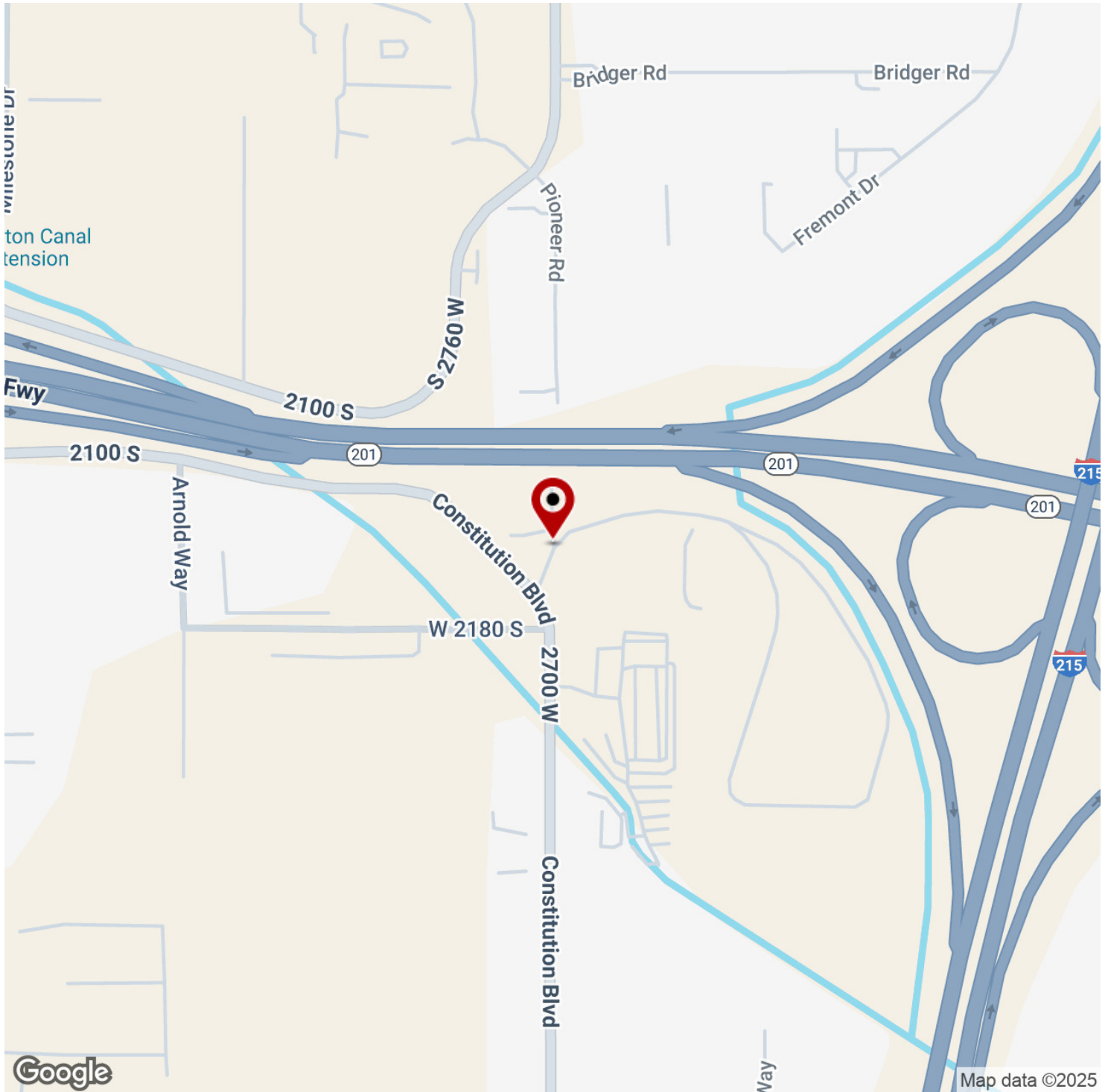
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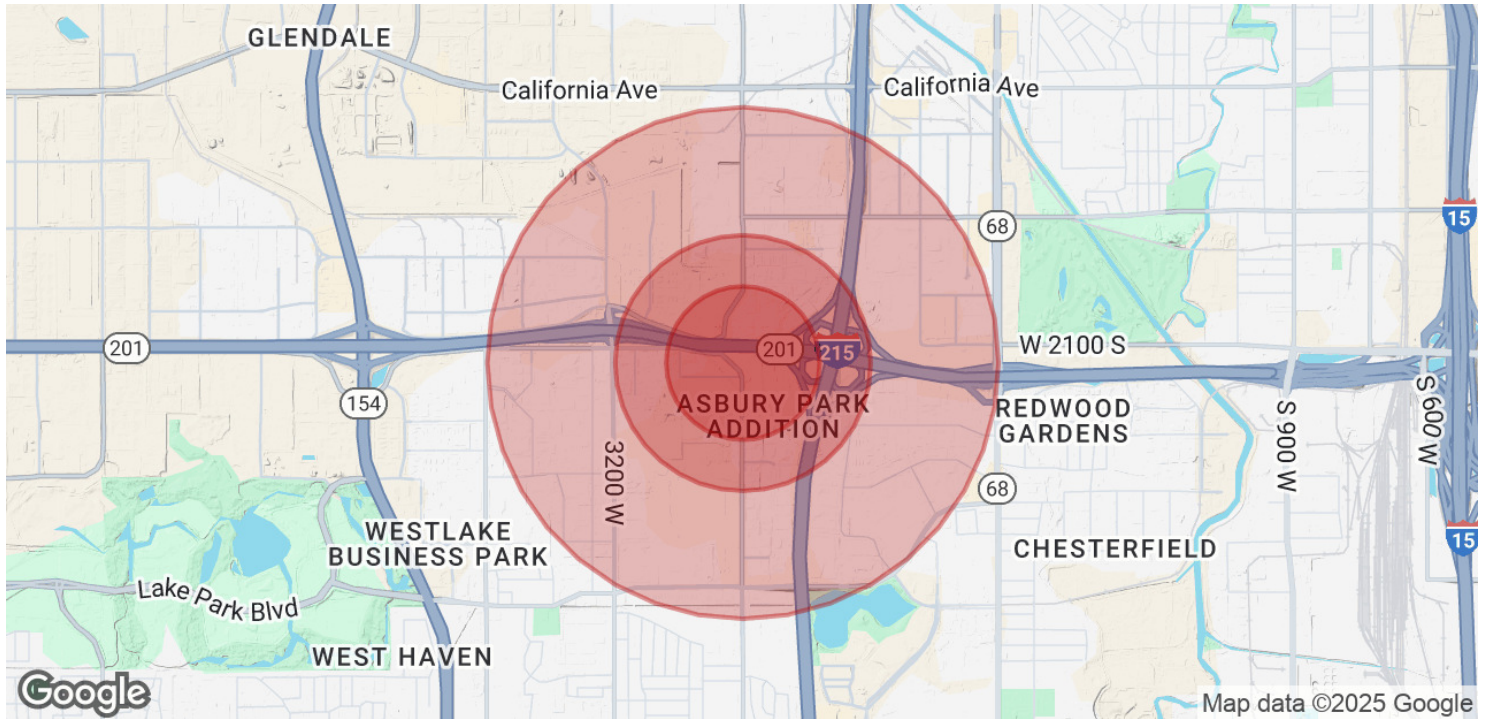
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	25	558
Average Age	0	33	31
Average Age (Male)	0	33	31
Average Age (Female)	0	33	32

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	7	150
# of Persons per HH	0	3.6	3.7
Average HH Income	\$0	\$86,180	\$77,942
Average House Value		\$396,180	\$262,164

Demographics data derived from AlphaMap

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WHY SALT LAKE CITY?

Legacy, Growth, And The City Of Tomorrow



OLYMPICS 2030 HOSTED BY SALT LAKE CITY

OLYMPICS 2030 Salt Lake City presents a rare opportunity to own property in a city gearing up for global attention with the anticipated return of the Olympics in 2030. As Salt Lake City prepares to host the world, the downtown area is expected to experience significant investments in infrastructure, tourism, and economic development, driving demand and increasing property values. Situated near the Delta Center, City Creek Center, and The Gateway, this property offers unparalleled accessibility and visibility in the heart of the action. Owning commercial real estate in this prime location positions your business to capitalize on the surge of activity and growth, making this a strategic investment for both the present and the future. Built in 1999 and exceptionally clean, the facility includes three service bays, three pits, and one two-post lift, making it a turnkey setup for ongoing automotive service operations. The site benefits from strong visibility and easy access in a busy commercial corridor of West Valley City.



POWER DISTRICT DEVELOPMENT

This location offers a unique opportunity to own commercial real estate in a rapidly transforming area. With the anticipated Power District development and the exciting possibility of Major League Baseball coming to Salt Lake, this property is perfectly positioned to benefit from the economic and cultural surge the area is expected to experience. Located near key amenities like the Delta Center, City Creek Center, and The Gateway, this warehouse not only provides functional space but also situates your business at the forefront of Salt Lake City's next chapter of growth and innovation.

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