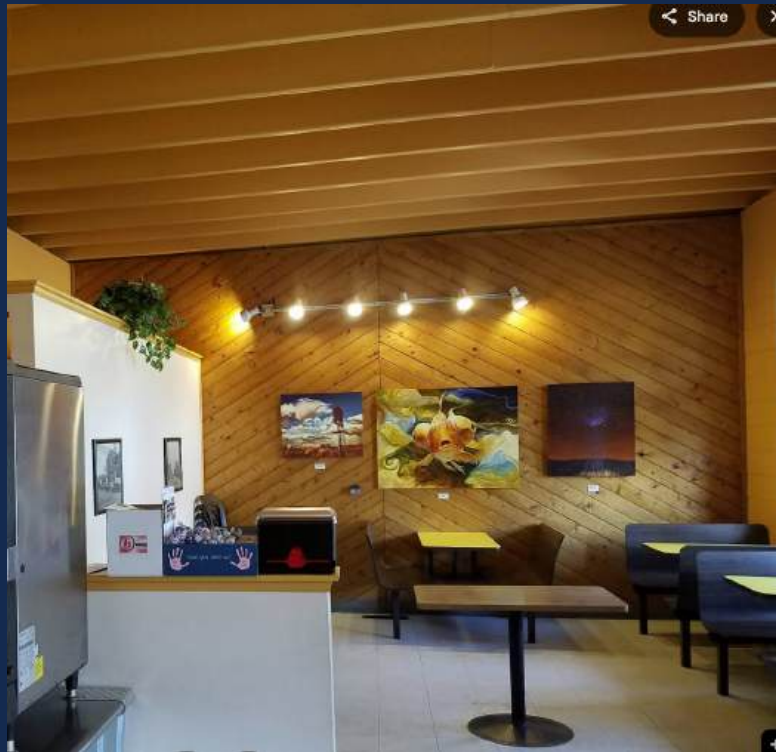




2,000ft FULLY FURNISHED SANDWICH SHOP
OFFERED AT ~~\$649,000~~ \$599,000

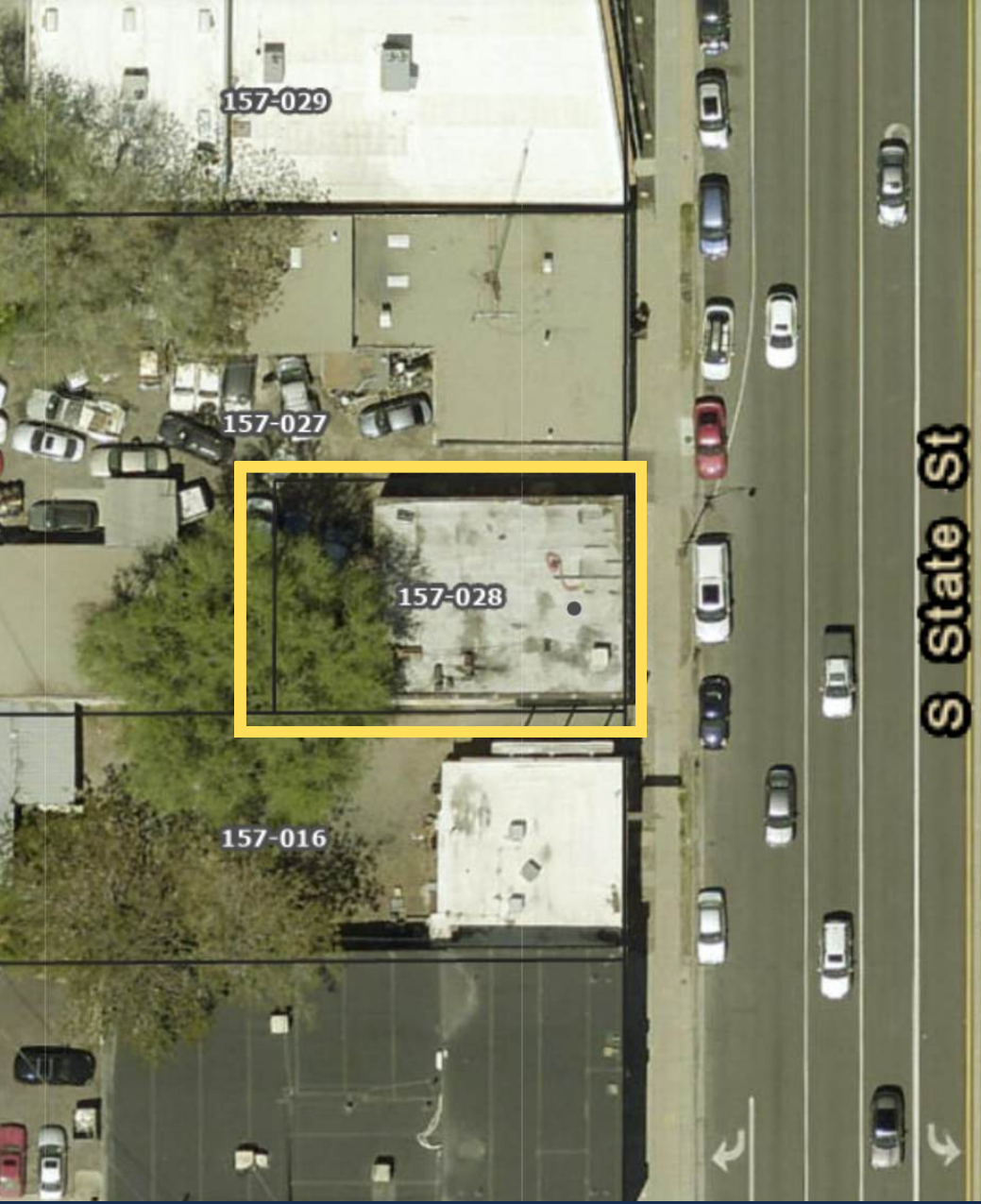


1618 S. State Street Salt Lake City Utah 84115



EXCLUSIVELY PRESENTED BY:

SEAN NEVES
801-463-1503
sean@uterra.net



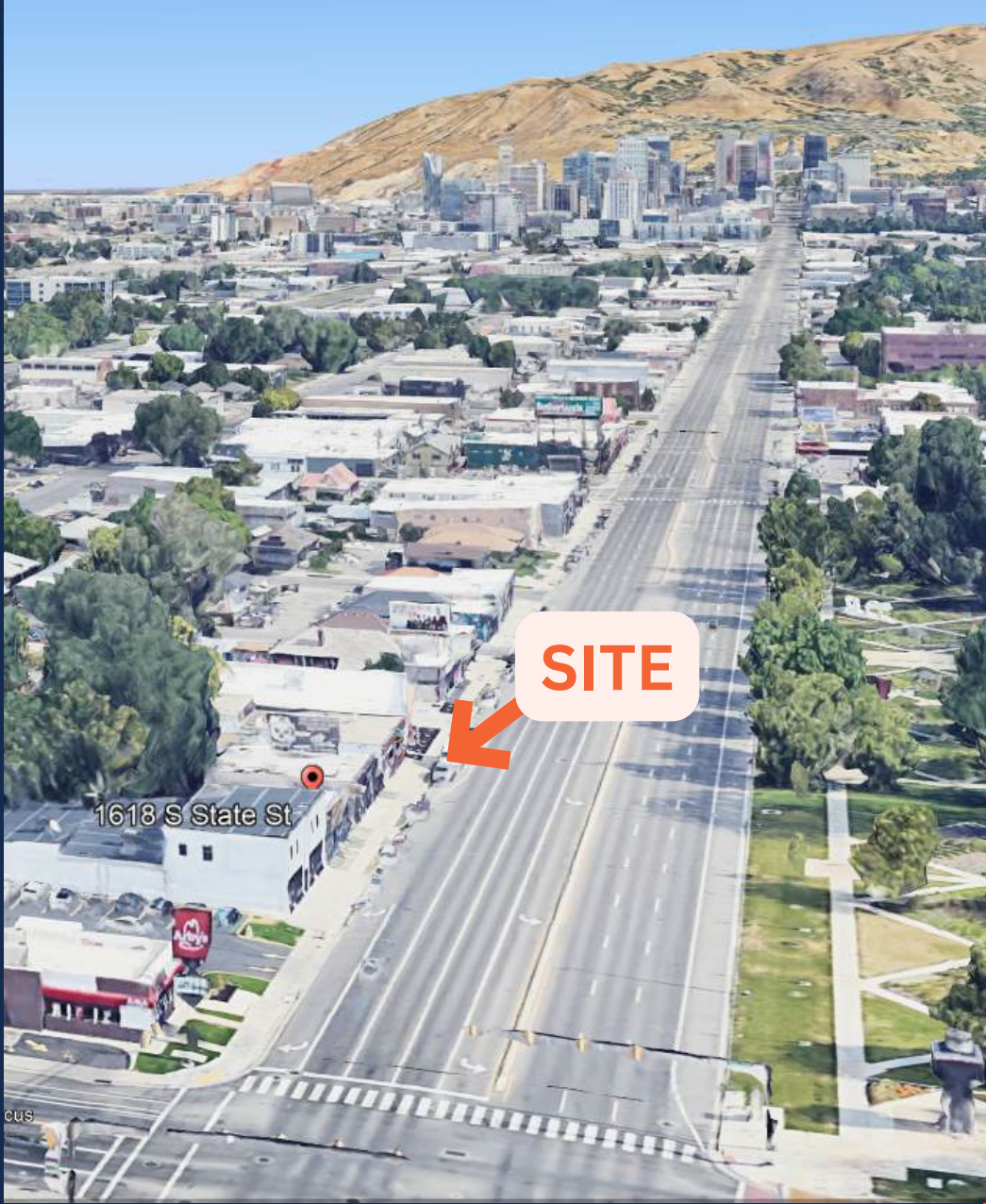
PROPERTY SUMMARY

- Fully furnished sandwich shop
- FFE included!
- Offered at \$599,000
- Prime State Street trade area
- Building is 2,000sf
- Land: .07 Acres
- Block and concrete construction
- Zoned MU-5 (Mixed Use)
- Employee parking in rear



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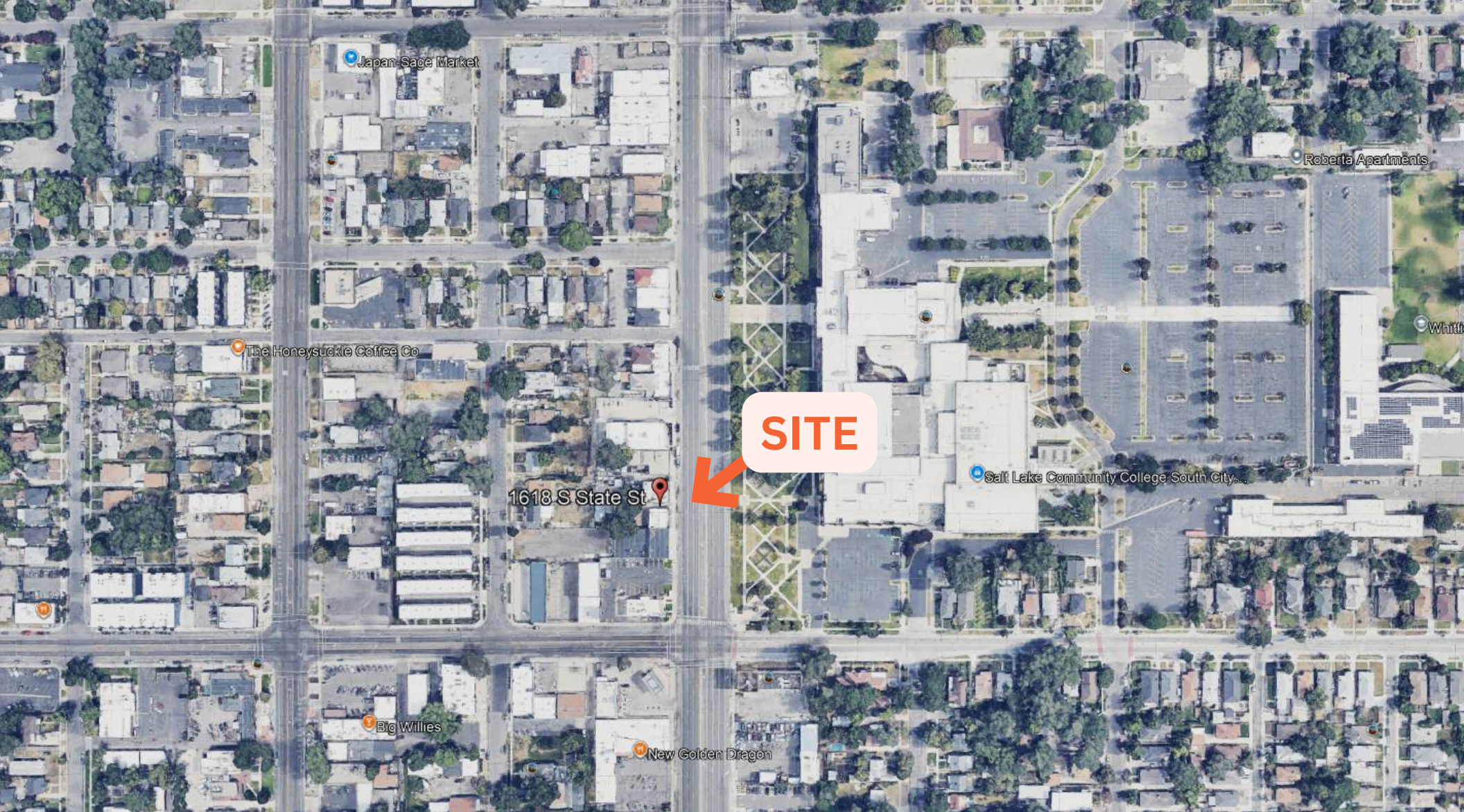
PROPERTY HIGHLIGHTS

- High traffic area
- 34,000 AADT
- 2nd gen space
- Durable construction
- Hood and grease traps in place
- Easy transit access
- Future development path
- Attractive street presence



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*Buyer to verify all information. Sale is as-is where-is. Do not disturb tenant, contact listing agent for details and to tour the property.