



# RARE OWNER-USER AUTO DEALER SHOP IN SLC

328 W. LUCY AVENUE, SALT LAKE CITY, UT 84101

SELLER FINANCING AVAILABLE

**PURCHASE PRICE: \$1,600,000.00**  
**LEASE RATE: CALL AGENT FOR PRICING**



## PROPERTY DETAILS

- ☑ 4,480 SF (150 Office, 4,690 Warehouse)
- ☑ Approx. 1,000 SF Fenced Yard
- ☑ Currently Leased With NNN Tenant
- ☑ Rare Zoning Allows For Auto Dealers
- ☑ Flexible For Single Or Multiple Tenant
- ☑ Extra Built-In Storage Space
- ☑ Two Buildings Plus Custom Storage
- ☑ High Clearance In Back Building
- ☑ Site Is Located In The Ballpark District
- ☑ Clean Phase 1 Environmental
- ☑ Redevelopment Zone
- ☑ Blended Rate - 6%

## EQUIPMENT

- Parts Cleaner
- Paint Booth
- Sand Blaster
- Floor Cleaner
- Compressor
- Parts Washer
- Pressure Washer
- Extension Cord Reels
- Reverse Osmosis
- Heavy Power
- Air Compressor And Piping
- Powder Coat Machine & Cabinet
- Washer & Dryer
- Desk & Table
- 40'+ Pallet Racking
- Securely Fenced Yard
- (2) Conex Containers
- Forklift
- Electric Forklift
- Four (4) Car Lifts
- Vacuum

## CONTACT US

**JUSTIN WELCH**

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PRINCIPAL BROKER

☎ 801.718.8842

**STEVE JAMES**

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OWNER/AGENT

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Call Us

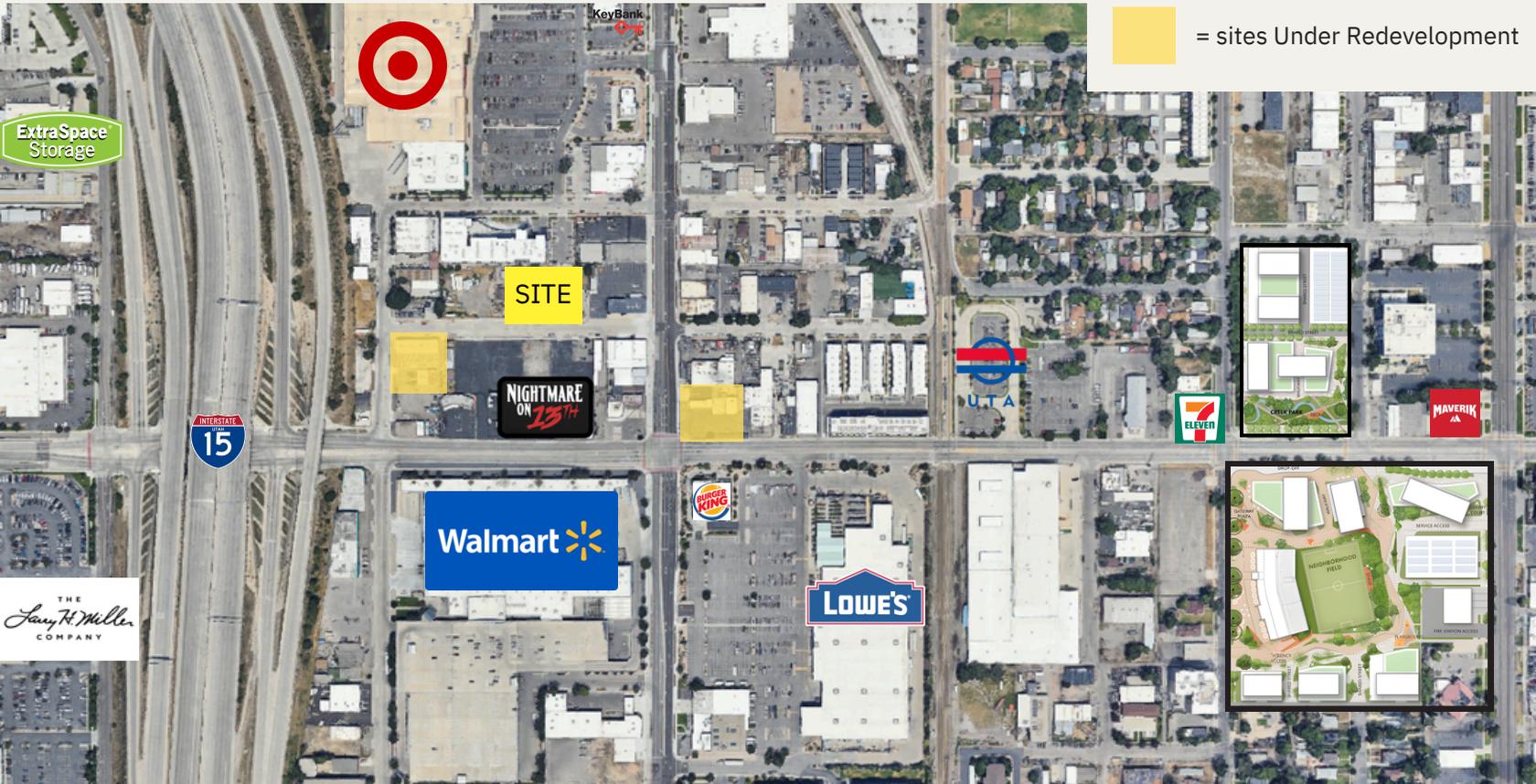
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 = sites Under Redevelopment

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 CRE Specialists. The above information while not guaranteed, was obtained from sources we believe to be reliable.

### CONTACT US

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