



FREESTANDING DRIVE-THRU RESTAURANT

1499 S State St, Salt Lake City, UT 84115

PROPERTY DESCRIPTION:

- **QUIETLY MARKETED: DO NOT DISTURB TENANT**
- Located on Hard Corner with Excellent Visibility and Accessibility
- Rare Opportunity for an Existing Drive-Thru within SLC Boundaries
- High Average Traffic Counts Along State Street Frontage of 25,000+ Cars/Day
- Lease Expiration of January 31, 2029 with No Options in Place
- Current NOI of \$68,921 / Year with Annual Increases, In-Place CAP Rate of 5.1%
- (20) Twenty On-Site Parking Stalls (Including 1 ADA Stall)

SALE PRICE:

\$1,350,000

PROPERTY DETAILS:

2,604 SF

0.33 Acres

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