



PROPERTY SUMMARY

The Northwood Group has been selected by Woods Cross City as the exclusive marketing brokerage offering the Former Public Works property (hereby known as Property) totaling approx. 12,500 sf building on approx. 3 acre lot, located in Woods Cross, UT. The owner is now officially soliciting proposals for purchase of the Property.

The Seller is currently receiving non-binding offers from interested parties until April 20, 2026.

Such non-binding offers should include, but not be limited to the following information:

- Purchaser's Contact Information
- Earnest Money
- Final Purchase Price
- Feasibility Timeline
- Settlement Deadline
- Contingencies to Closing
- Willingness to honor lease terms of current tenant (see page 2)

SITE Info



Building: 12,500 sqf

Land: 3 Acres

Parcel ID: 06-079-0016

Zoning: CRT,
Commercial/Residential
Transition

Woods Cross CRT Zone Definition

Investment & Lease Details:

The property is currently occupied by Elite RV Repair and Service under a long-term lease expiring July 31, 2030. The current monthly rent is \$4,000 with a \$3,000 security deposit. While the lease includes a 6-month notice-to-vacate provision, the City requests that the buyer allow the existing tenant up to 12 months to vacate the premises.

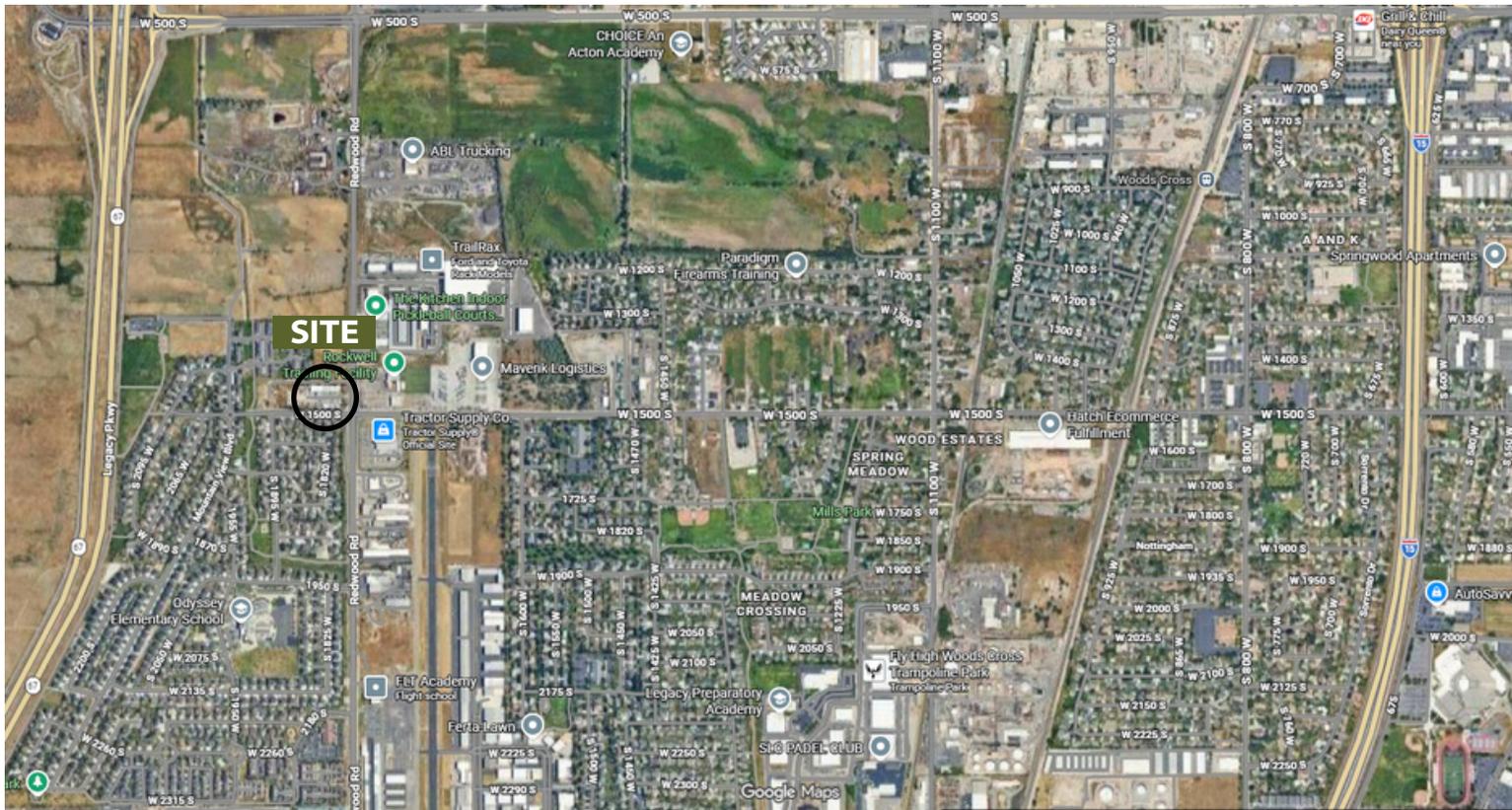
Woods Cross City will require commercial/retail to be Redwood road facing, while residential in the back portion of the property.

See potential options below.



*These site plans have not been approved by the city and must go through the city planning and approval process.

AERIAL VIEW



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