

MLS# 2100800

**Status:** ACTIVE  
**Sale Price:** \$1,100,000  
**Lease Price:** \$6,500.00  
 Monthly Rate  
**Availability:** Currently  
 DOM: 42  
**Tax ID:** 01-084-0007  
**Address:** 611 N 400 E  
**NS/EW:** 611 N / 400 E  
**City:** Lehi, UT 84043  
**County:** Utah  
**Proj/Subdiv:**  
**Zoning Code:**  
**Year Built:** 2020  
**Traffic Count:**  
**Building Class:**

**Lease Type:** Triple Net (NNN)
**Sublease:** No  
**Entry Date:** 07/24/2025
**Est. Taxes:** \$4,700

**CAM Fees:**  
**Business For Sale?:** No  
**Bus. Name:**  
**Const. Status:** Blt./Standing

**Acres:** 0.42
**Sublease From:**  
**Sublease To:**
**Retail**

**Tot Building Sq Ft:** 586      **Min Sq Ft Avail:** 586      **Max Sq Ft Avail:** 586

**# of Suites Avail:** 1**Retail Inclusions:** Drive Through; Restaurant

**Accessibility:** Ground Level  
**Culinary Water:** Culinary Available  
**Cust. Visibility:** Road Traffic; Walk-In Traffic  
**Floor Coverings:** Concrete  
**Land Condition:** Corner Lot; Curb & Gutter; Paved; Terrain: Flat; View: Mountain

**Offering Type:** Both Lease & Sale  
**Parking:** 10 total stalls;  
**Possession:** Negotiable - 30-60 days  
**Power:** Single Phase  
**Roads/Trans.:** Curb& Gutter; Road: Paved  
**Sewer:** Connected

**Site Description:** Tenant Occupied**Zoning:** Commercial**Has Solar?:** No

**Remarks:** For Sale: Prime Commercial Drive-Thru Lot in Lehi, Utah Rare opportunity to purchase a fully improved 0.43-acre commercial parcel on high-traffic State Street in Lehi. This site includes a 576 square foot stick-built structure, designed for drive-thru beverage or coffee operations, and offers excellent visibility and access potential. Site Improvements: Full curb, gutter, and asphalt. Ingress/Egress: 40-foot wide UDOT-approved access with 25 feet on subject property and 15 feet on neighboring church parcel; potential shared access agreement. Original plans included a food truck pad or second small structure. AADT2023 - 16,000

**Agt:** Occupied - business open between 7:30-10 pm. Please do not disturb the business  
**Remarks:**



Showing Requests Available Soon

**Show Inst:** Call Agent/Appt**Owner:**

**Contact:** Matthew Flinders  
**L/Agent:** Matthew Flinders  
**Co-Agent:** Drew Armstrong  
**L/Office:** UtahRealEstate.Net

**Contact Type:** Agent

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**Email:** drew@utahrealestate.net

**Ph 1:** 801-636-3709**Ph:** 801-636-3709**Ph:** 801-636-3739**Ph:** 801-636-3739**Special Owner Type:****Ph 2:****Mobile:** 801-636-3709**Mobile:** 801-636-3739

**Listing Type:** Exclusive Right to Sell (ERS)  
**Expiration Date:** 04/22/2026