

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

 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

Email: matthew@utahrealestate.net

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