

SANPETE COUNTY FUEL SERVICE STATION & GLASS AUTO SHOP

****4 BUSINESSES AND 2 LOCATIONS****



83 & 450 SOUTH STATE, FOUNTAIN GREEN UTAH 84632

FUEL SERVICE STATION

- Long Standing Gas Station/C-Store/Auto Shop
- 7,200 SF Total | Site Size: 0.77 Acres
- Year Built: 1902; Remodeled in 1997
- Gas Station: (2) Gas Pumps & (2) Tanks
- Convenience Store Includes: Snacks, Drinks, Souvenir Section, Private Office & Restroom
- Auto Shop: (3) Bays, 80 Gallon Air Compressor & Vehicle Lift

PURCHASE PRICE : \$1,200,000.00

GLASS & AUTO SERVICE CENTER

- Glass & Auto Shop
- 1,937 SF | Site Size: 0.23 Acres
- Year Built: 1997
- (3) Bays and an 80 Gallon Air Compressor
- (1) Private Office & (2) Restrooms
- Metal Equipment Shelter
- Vehicles: Calibration Van, Cargo Van, Flatbed Wrecking Van & Snow Plow Truck
- (2) Vehicle Lifts: 9,000 LB & 22,000 LB
- Appraisal Available

PURCHASE PRICE : \$1,400,000.00

BOTH PARCELS PURCHASE PRICE : \$2,600,000.00

****Please do not Enter Properties without Listing Agent****



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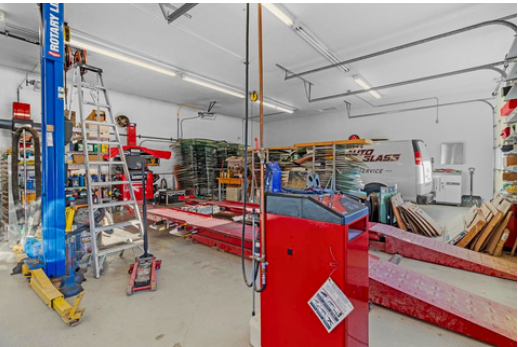


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83 SOUTH STATE STREET - FUEL SERVICE STATION



450 SOUTH STATE STREET - GLASS & AUTO SERVICE CENTER



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 this cRc Nationwide office and/or Berkshire Hathaway office. The above information while not guaranteed, was obtained from sources we believe to be reliable.



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