

CLEARFIELD AUTOMOTIVE SHOP

1352 East 700 South • Clearfield, Utah 84015



HIGHLIGHTS

- FOR SALE: AUTOMOTIVE SHOP (LAND & BUILDING ONLY)
- PRICE: ~~\$1,400,000~~
REDUCED! \$1,000,000 (\$189 PSF)
- BUILDING SIZE: 5,290SF
- LOT SIZE: 0.695 ACRES
- ZONE: C2 ZONE
- YEAR BUILT: 2000
- 10 GL DOORS/SERVICE BAYS
- 6 LIFTS (SHOP EQUIPMENT AND/OR BUSINESS ENTITY AVAILABLE SEPARATELY)
- ELECTRONIC SIGNAGE ON THE 700 S PYLON
- FREEWAY PYLON RIGHTS INCLUDED



JACE BANKHEAD

801.787.8137 | jbankhead@legendllp.com

PARTNER **XTEAM**
RETAIL ADVISORS

LEGEND
PARTNERS ■■■■

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

AUTOMOTIVE



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	13,049	84,696	221,508
2028 PROJECTED POPULATION	13,656	89,401	235,035
2023 EST. DAYTIME POPULATION	4,489	29,810	54,867
2023 EST. AVG HH INCOME	\$83,805	\$109,581	\$124,995
2023 EST. HOUSEHOLDS	4,961	27,610	70,316
2023 EST. BUSINESSES	384	2,581	5,656



JACE BANKHEAD

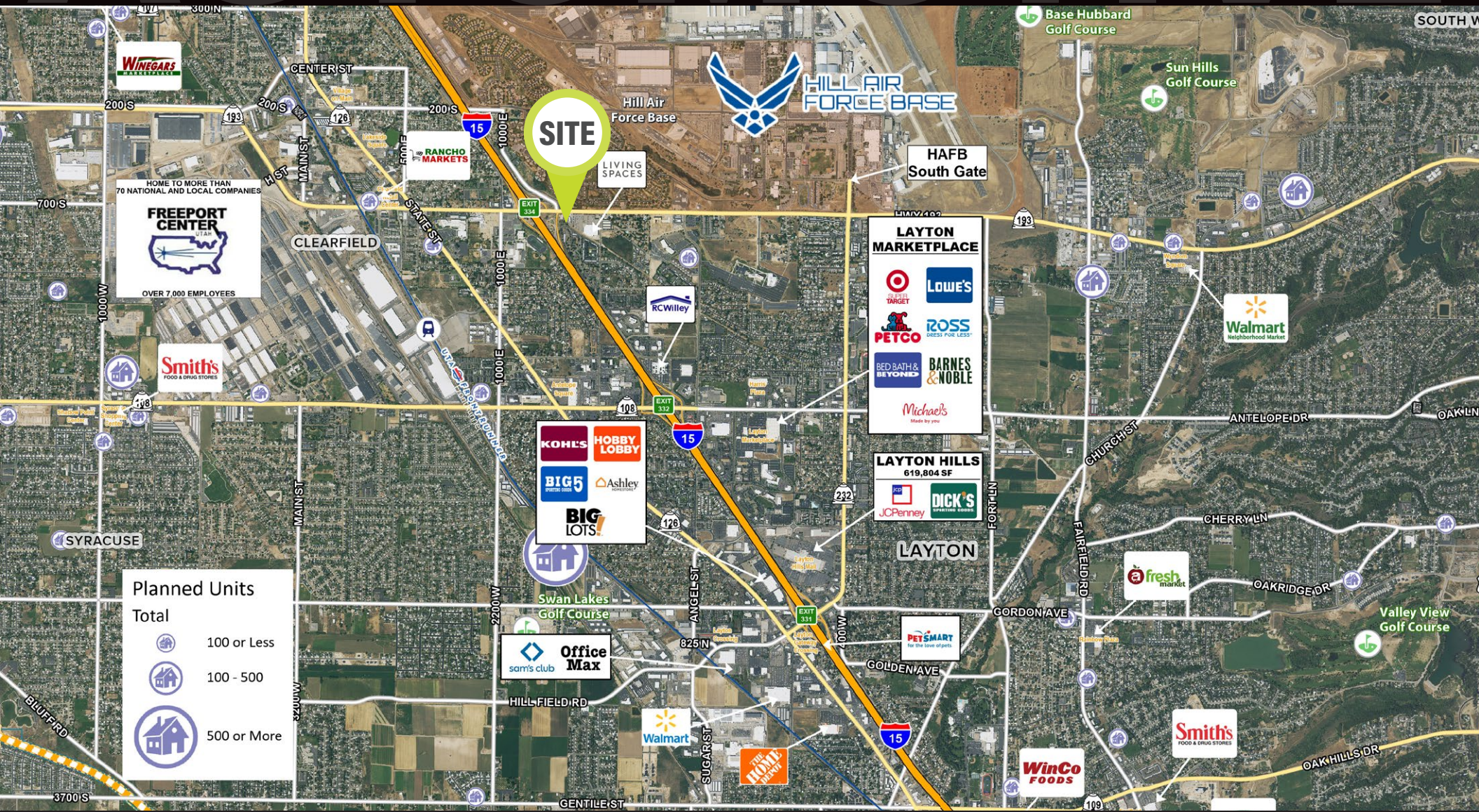
801.787.8137 | jbankhead@legendllp.com

PARTNER XTEAM
RETAIL ADVISORS

LEGEND
PARTNERS

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

© Legend Partners, LLP. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



JACE BANKHEAD

801.787.8137 | jbankhead@legendllp.com

PARTNER XTEAM
RETAIL ADVISORS

LEGEND
PARTNERS

801.930.6750 | www.legendllp.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106