

30 COMMERCIAL AVE

Grantsville, UT 84029

100% Occupied



Investment Realty
ADVISORS

ELLIOT ABEL

Associate Broker
435.485.7070
elliot@iraut.com

Offered At: \$375,000

PROPERTY SUMMARY



Investment Realty
ADVISORS



PROPERTY DESCRIPTION

Prime single tenant 1,500 SF laundromat building anchored by South Fork Hardware, located on Grantsville Main Street.

The busy Main Street has an average daily traffic of 10,553. The property benefits from high visibility, steady foot traffic, and easy access to the main road. Surrounded by residential communities and established retailers, this building offers strong a strong investment opportunity, and stable growth potential.

Current rents at the property are below market rates, presenting an attractive value-add opportunity for the next owner when the current lease expires. The space is currently leased with 3% annual increases. Current rent is \$1,638 NNN. In July 2026, rents escalate to \$1,687.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

| | |
|------------------|------------|
| Sale Price: | \$300,000 |
| Number of Units: | 1 |
| Lot Size: | 7,405 SF |
| Building Size: | 1,500 SF |
| Year Built: | 1983 |
| Lease Rate: | \$1,638/mo |
| Lease Type: | NNN |
| Occupancy: | 100% |

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

| | | | |
|-------------------|-----------|-----------|-----------|
| Total Households | 229 | 600 | 1,672 |
| Total Population | 695 | 1,815 | 5,311 |
| Average HH Income | \$106,031 | \$110,164 | \$113,559 |

ELLIOT A B E L
Associate Broker
435.485.7070
elliott@iraut.com

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

PARCEL: 01-094-0-0014



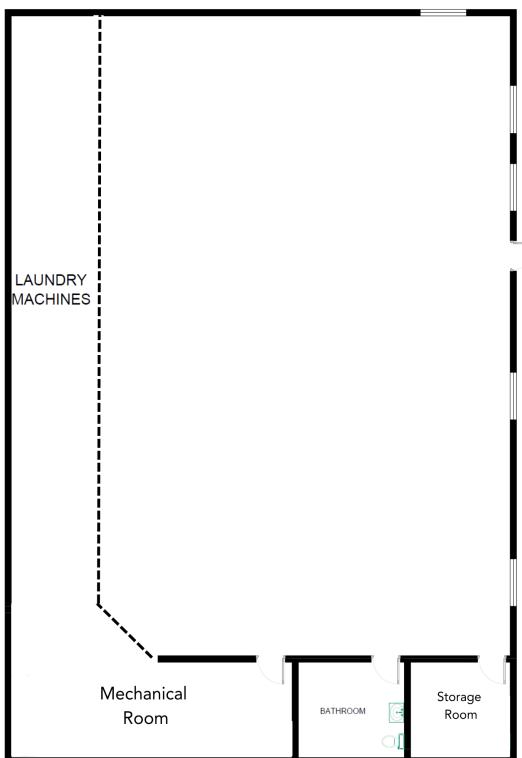
ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party at such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

FLOOR PLAN & PHOTOS



ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047

LOCATION MAP



Investment Realty
ADVISORS



Imagery ©2025 Airbus, Maxar
Technologies, USDA/FPAC/GEO

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

Disclaimer: This information package has been prepared to provide pro forma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale. The contained information should be kept confidential.

Investment Realty Advisors
411 W 7200 S Midvale, UT 84047