

# RETAIL BUILDING FOR SALE (FUEL RESTRICTED)

195 West Main St • Salina, Utah 84654

## HIGHLIGHTS

- **BUILDING SIZE: 2,400 SF**  
**LOT SIZE: 0.45 ACRES**
- **SOLD “AS-IS” WITH DEED RESTRICTION ON FUEL STATION USE**
- **SELLER WILL REMOVE FUEL TANKS & PROVIDE A “NO FURTHER ACTION” LETTER**
- **SALE PRICE: CONTACT AGENT**
- **ZONING: COMMERCIAL (C-2)**



### TANNER OLSON

801.930.6752 | [tolson@legendcommercial.com](mailto:tolson@legendcommercial.com)

### JOE MILLS

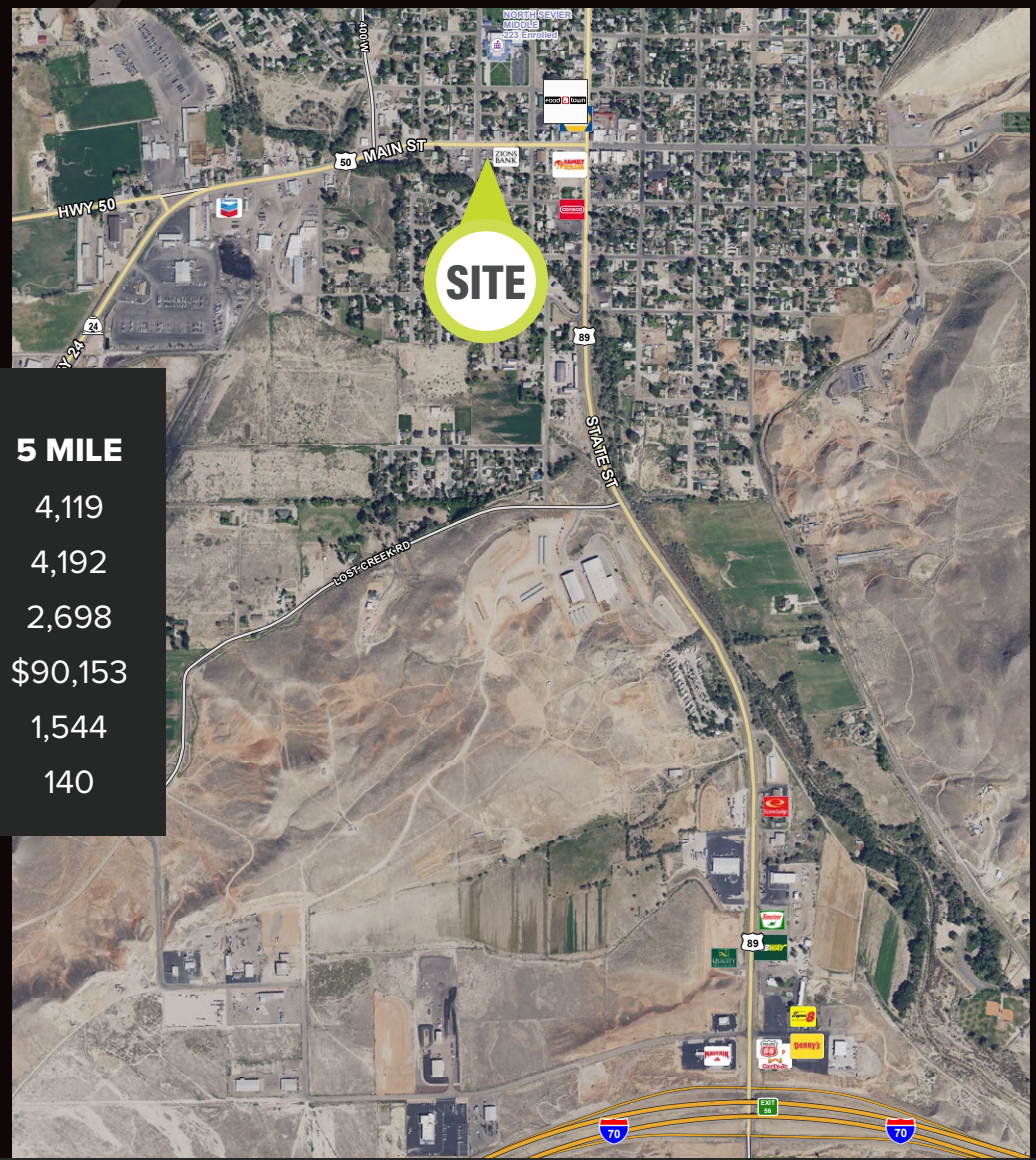
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PARTNER **XTEAM**  
RETAIL ADVISORS

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801.930.6750 | [www.legendllp.com](http://www.legendllp.com)  
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

# SALINA, UTAH



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	2,330	2,657	4,119
2029 PROJECTED POPULATION	2,400	2,724	4,192
2024 EST. DAYTIME POPULATION	1,082	2,443	2,698
2024 EST. AVG HH INCOME	\$82,426	\$81,925	\$90,153
2024 EST. HOUSEHOLDS	904	1,025	1,544
2024 EST. BUSINESSES	102	124	140

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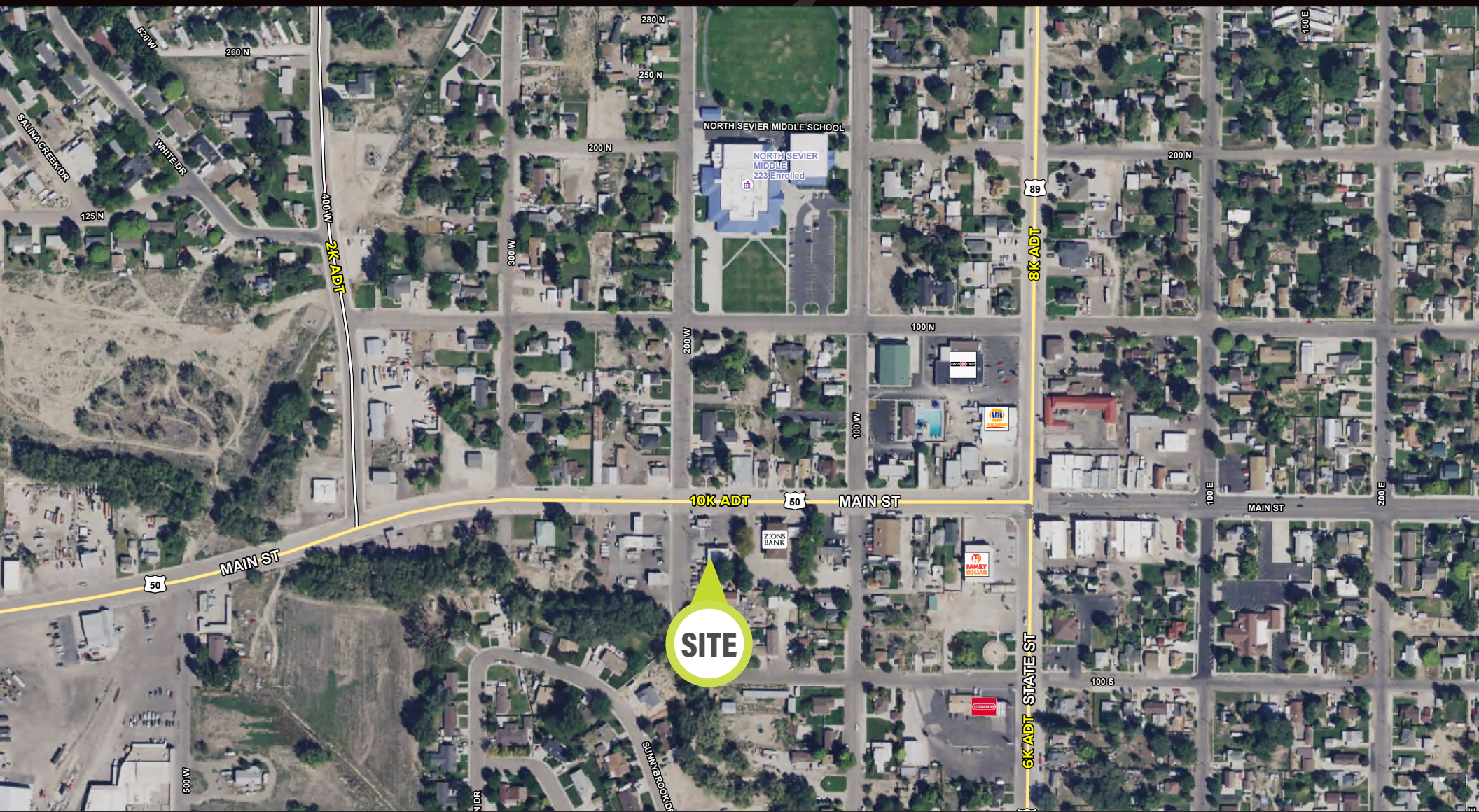
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