



RETAIL SPACE FOR SALE

2324 SOUTH REDWOOD ROAD, WEST VALLEY CITY, UTAH 84119

**SALE PRICE: ~~\$1,200,000.00~~
REDUCED TO \$1,000,000.00!**



PROPERTY INFORMATION

- ✓ 3,421 SF Retail With Drive-Thru
- ✓ 0.46 Acres
- ✓ Great Visibility On Redwood Road
- ✓ Zoned: C2
- ✓ Ample Parking: 30+ Parking Stalls
- ✓ Clean Phase 1
- ✓ Multi-Tenant Possibility
- ✓ Drive-Thru Capabilities
- ✓ 650 SF Lease Back Option
- ✓ Tenant Payment: \$2,000.00 Per Month * (650 SF)

POTENTIAL SBA FINANCING SCENARIO

- Down Payment: 10%
- Blended Rate: 6.13%
- Amortization: 25 Years
- Principal: \$900,000.00
- Tenant Payment: \$2,000.00 * (650 SF)
- **Effective Payment: \$3,870.44**
- **Effective Price Per Sq. Ft.: \$13.58 PSF NNN**

CONTACT US

DEREK KLOPPER

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☎ 801.897.9264

COLTER SMITH

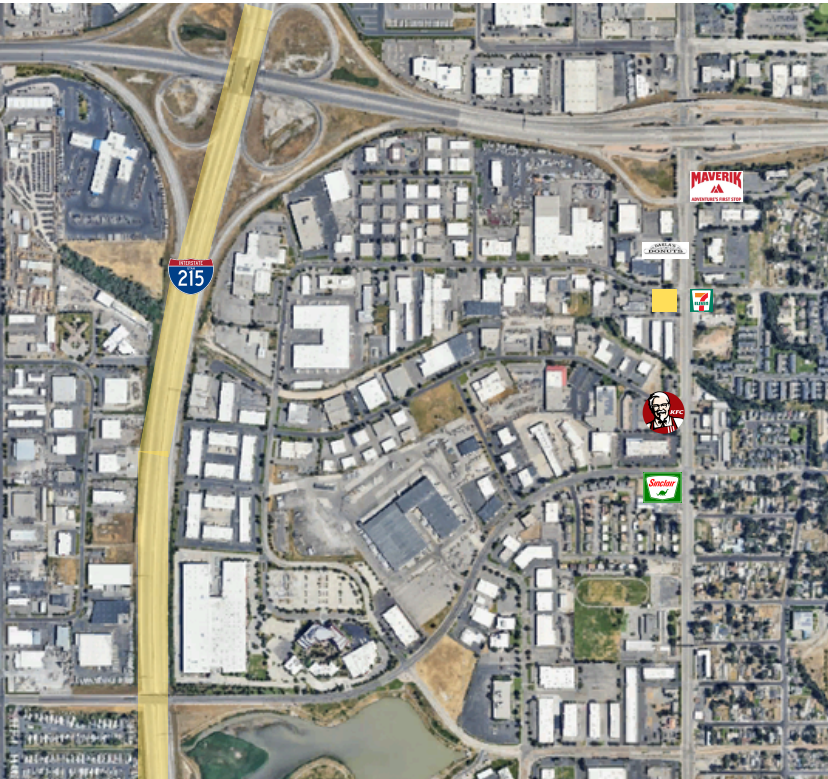
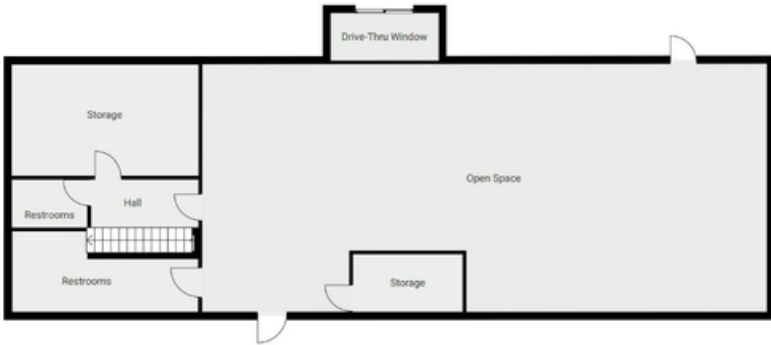
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Call Us 
801.876.6070

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,657	94,023	345,46
Households	1,424	32,374	135,044
Avg. Household Income	\$62,770	\$68,063	\$79,178

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 CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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