

FOR SALE

CURRENT USE: AUTO REPAIR/MACHINE SHOP  
1193 SOUTH 425 WEST, BOUNTIFUL, UT 84010



## Property Highlights

- Parcels 03-074-0002 & 03-074-0003
- Land: 0.28 Acres
- Total Square Footage: 5,414 SF
  - Main Floor: 4,690 SF
  - Office Space: 450 SF
  - Mezzanine: 725 SF
  - Main Building: 40 X 70
  - Addition: 27 X 70
- Radiant Heat (Partial)
- DIY Bridge Crane (24' X 40')
  - 1 ton max
  - Hook height 12 feet (m/l)
  - Not Certified or Inspected

- GL Overhead Doors
  - Front: One at 18 X 12
  - Addition: Two at 18 X 10
- Power: 200 amp, 120/208V, 3- Phase
- Clear Height:
  - Front: 18 Feet
  - Addition 12 Feet
- Rear Yard: 35 X 100
- Side Yards: 15 X 67 each
- Block Structure
- Note: Auto lifts and machine tools negotiable

## Contact

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### PAUL WESTENSKOW

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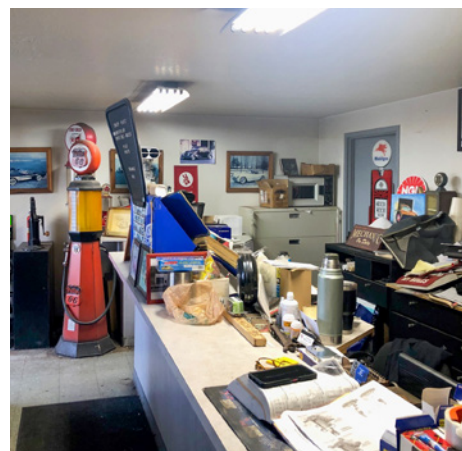
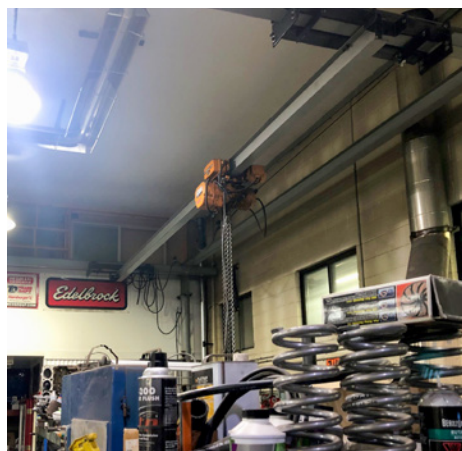
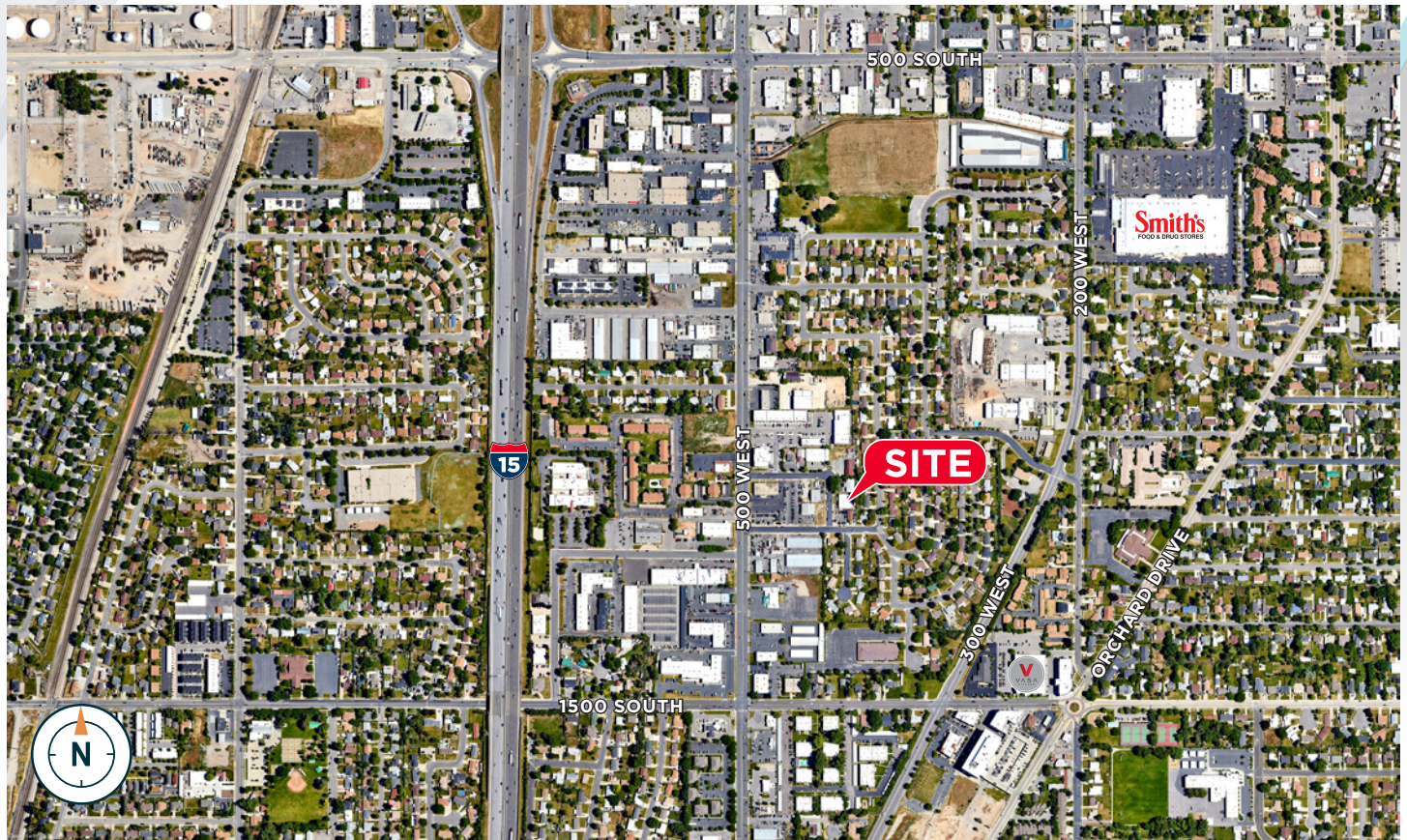
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**LOCATION AERIAL**



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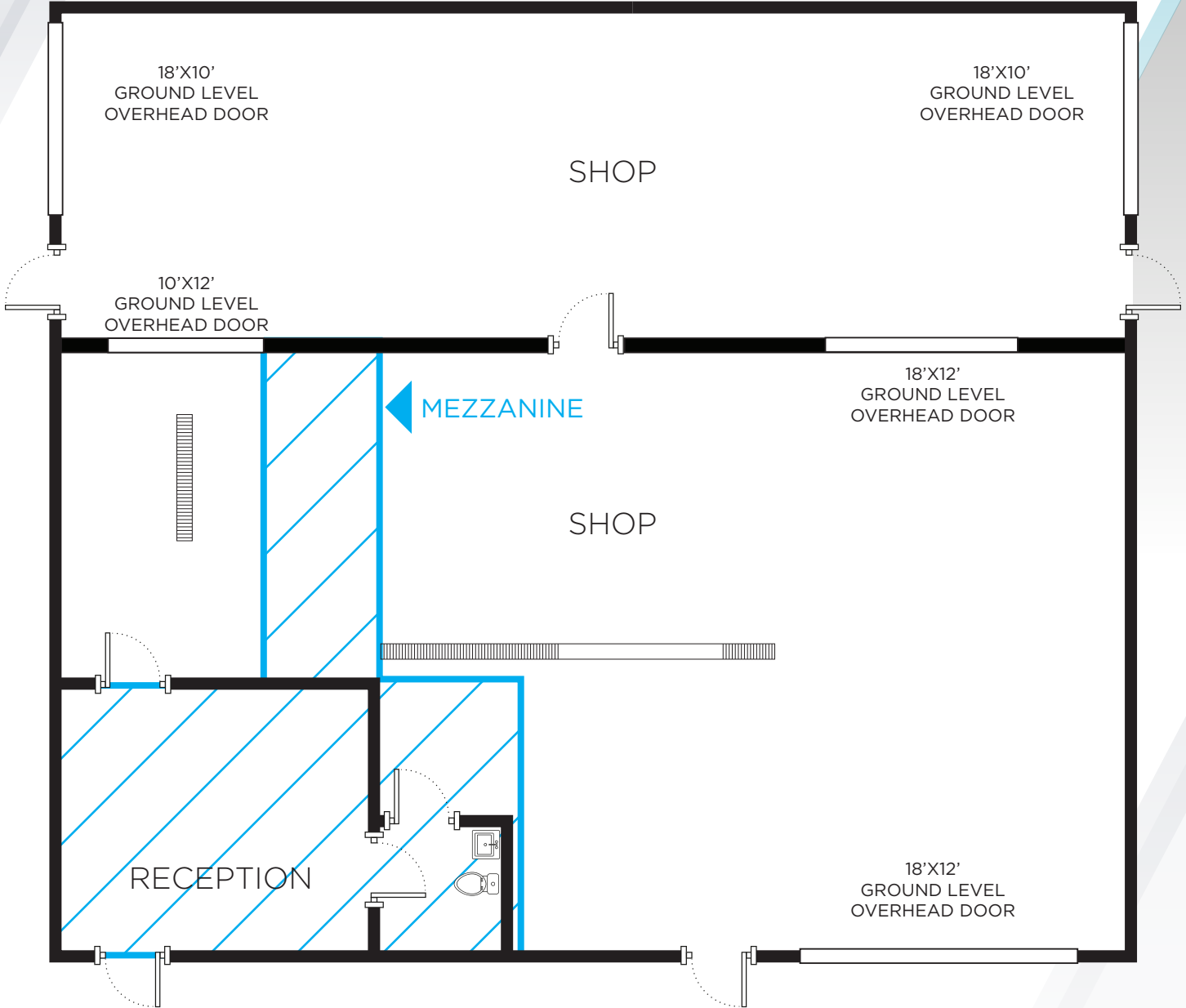
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