

CEDAR FORT COUNTRY STORE

149 SOUTH 200 EAST | CEDAR FORT, UTAH 84013



Offering Memorandum

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PRICING & PROPERTY INFORMATION

PURCHASE PRICE	\$1,100,000
BUILDING SIZE (SF)	2,274
LAND SIZE (AC)	0.82
YEAR BUILT	1980
# OF PUMPS	2
FUEL SUPPLIER INFO	NONE
UNDERGROUND STORAGE TANK INFO	3 TANKS MADE OF FIBERGLASS REINFORCED PLASTIC, ALL INSTALLED IN 1997

- Real Estate Sale of Vacant Gas Station & C-Store
- Only Gas Station Within 10 Miles
- New Tyson Foods Plant 10 Minutes from Site
- New Facebook Data Center 15 Minutes from Site
- Potential Redevelopment Opportunity
- Just 40 minutes from Salt Lake City, Utah

RUBY BHATIA
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Site

Cedar Fort



Eagle Mountain

APN #	ADDRESS	ACRES	SF
59-037-0088	149 S 200 E CEDAR FORT, UT 84013	0.82	35,867



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Property Images



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