

# West Valley Double Drive Thru

3090 W 3500 S | West Valley, UT

**FOR SALE  
OR LEASE**



## PROPERTY HIGHLIGHTS

- 338 SF Building w/ Commercial Kitchen Included
- 37,000 VPD on 3500 S
- Double Drive-Thru
- Near I-215 and Valley Fair Mall
- C-2 Zoning

**SALE PRICE:**

**\$525,000**

**LEASE RATE:**

**\$3,995/MO NNN**



**ANDERSON CRG**  
COMMERCIAL REALTY GROUP

3768 N University Ave. Suite 204  
Provo, Utah 84604  
www.andersoncrg.com

**Atuoma Ezeh**

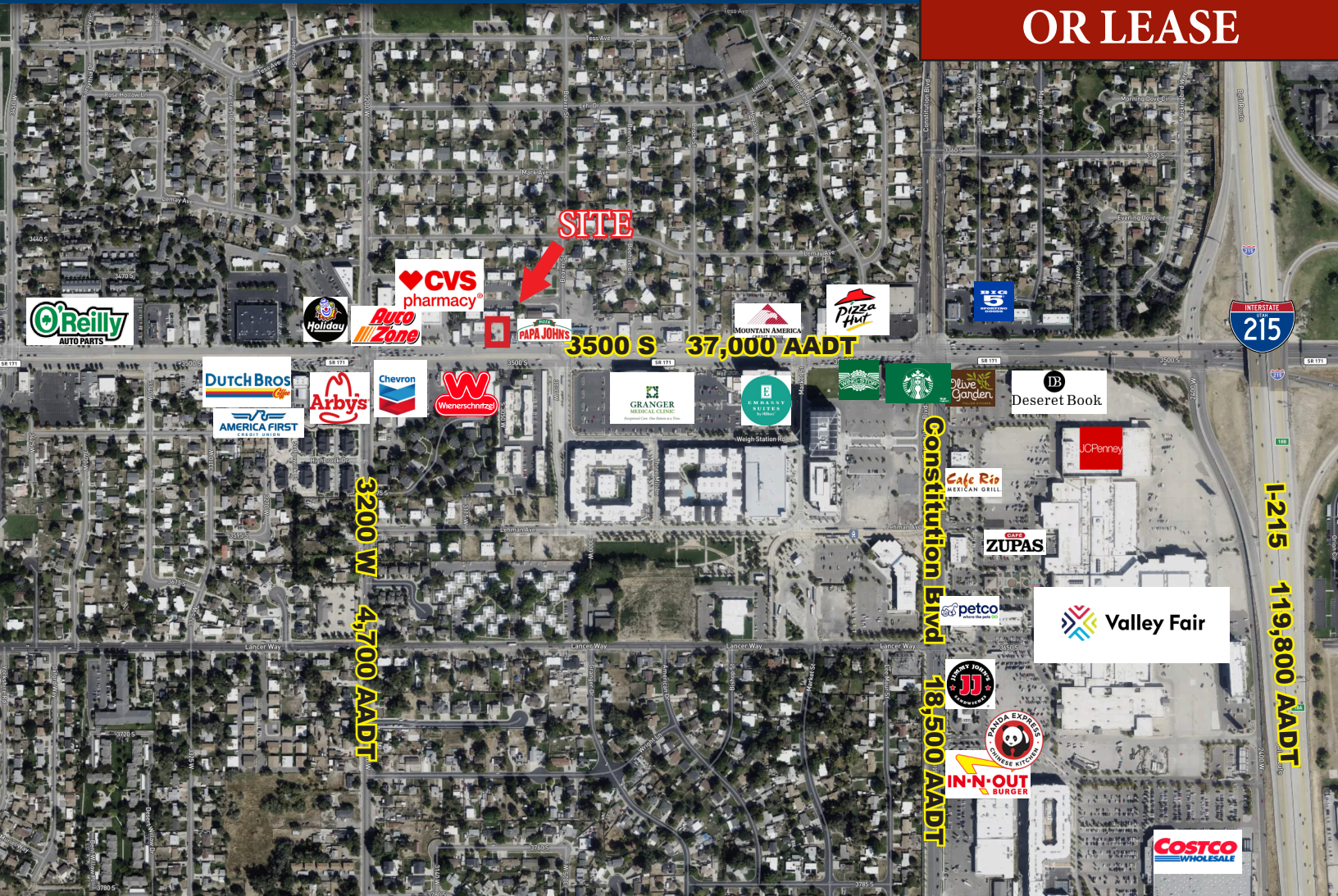
Owner/Agent  
atuoma@andersoncrg.com

**(801) 509-3686**

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	1 MILE	3 MILE	5 MILE
Households			
2023	7,125	40,381	104,302
Population			
2023	23,531	131,343	320,162
Income			
2023	\$71,109.14	\$74,913.63	\$80,427.90



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