



Actual Site

RESTAURANT AVAILABLE FOR SALE

CAN BE DELIVERED VACANT OR TAKE OVER OPERATIONS

Tenant is NOT to be contacted

475 W MAIN ST | VERNAL, UT 84078

EXCLUSIVELY LISTED BY

BRIAN BROCKMAN

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INTRODUCTION

Bang Realty is pleased to offer for sale this **restaurant** in **Vernal, Utah**. The restaurant **can be delivered vacant or take over operations**. Tenant is NOT to be contacted.

This **±3,770 square foot** building sits on a **±0.84 acre** lot and was built in 1977 and renovated in 1993.

The property is zoned as Central Commercial Zone (CC1).

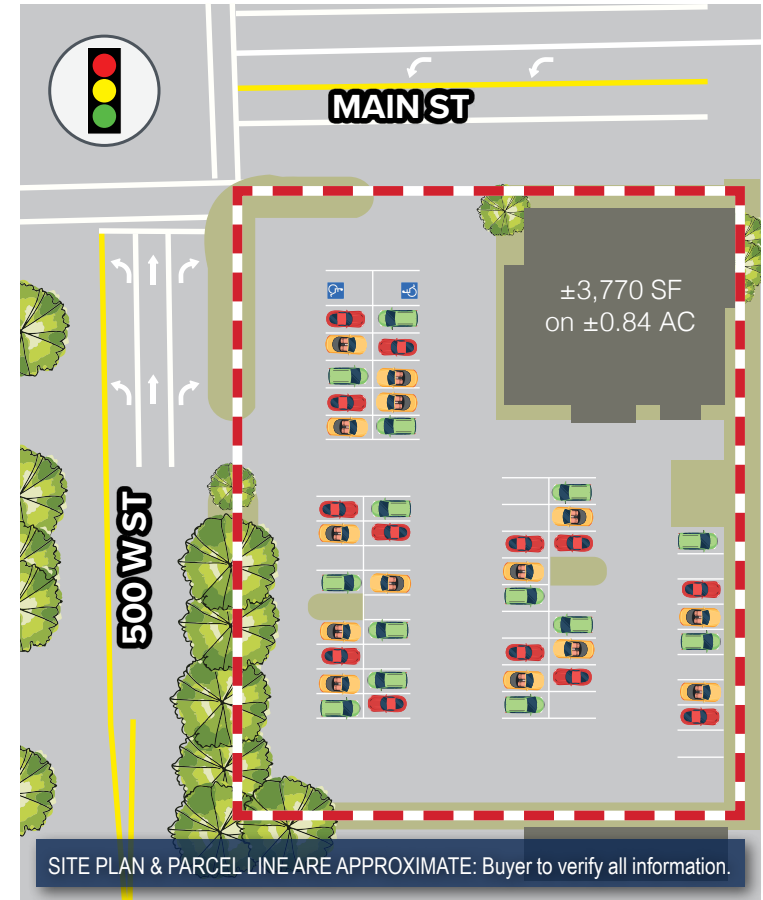
\$1,200,000
PRICE

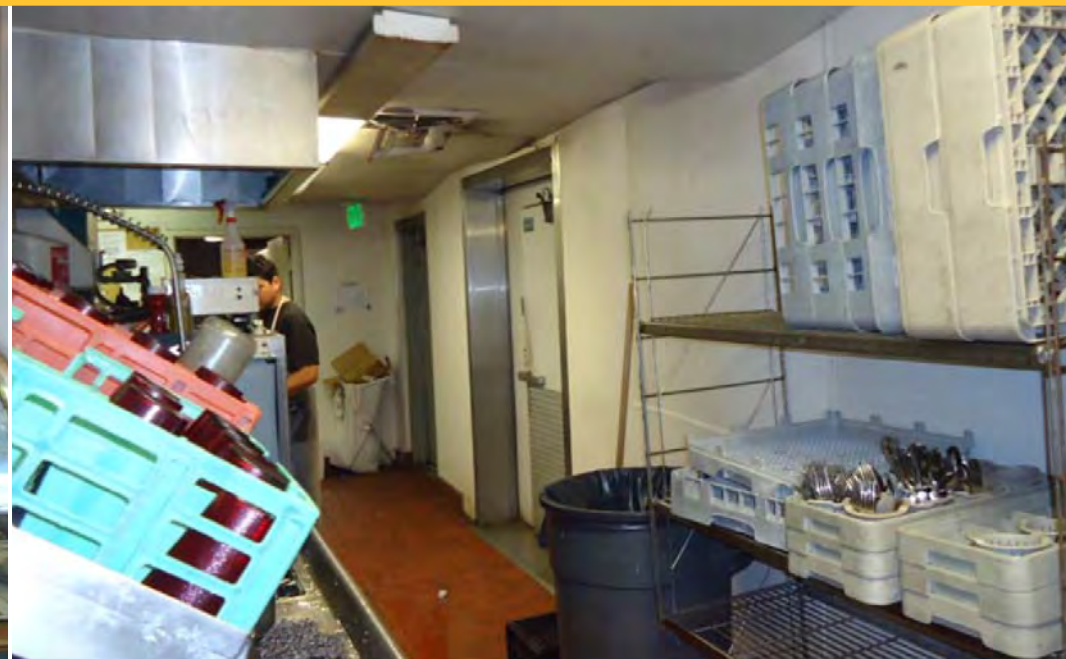
EXECUTIVE SUMMARY

ADDRESS	475 W Main St Vernal, UT 84078
BUILDING SIZE	±3,770 SF
LAND SIZE	±0.84 AC
YEAR BUILT	1977
YEAR RENOVATED	1993
PARKING SPACES	±54
PARCEL #	05 027 0083 & 0084
ZONING	CC1 (Central Commercial Zone)

PROPERTY HIGHLIGHTS

- Restaurant can be delivered vacant or take over operations - tenant is NOT to be contacted
- Nearby retailers include Davis Food & Drug, Basin Sports, Ace Hardware & Family Dollar
- Located less than half a mile from Ashley Regional Medical Center
- Located at signalized intersection
- Excellent visibility
- Ample parking with ±54 spaces
- Strong traffic with more than 25,000 vehicles per day on Main Street







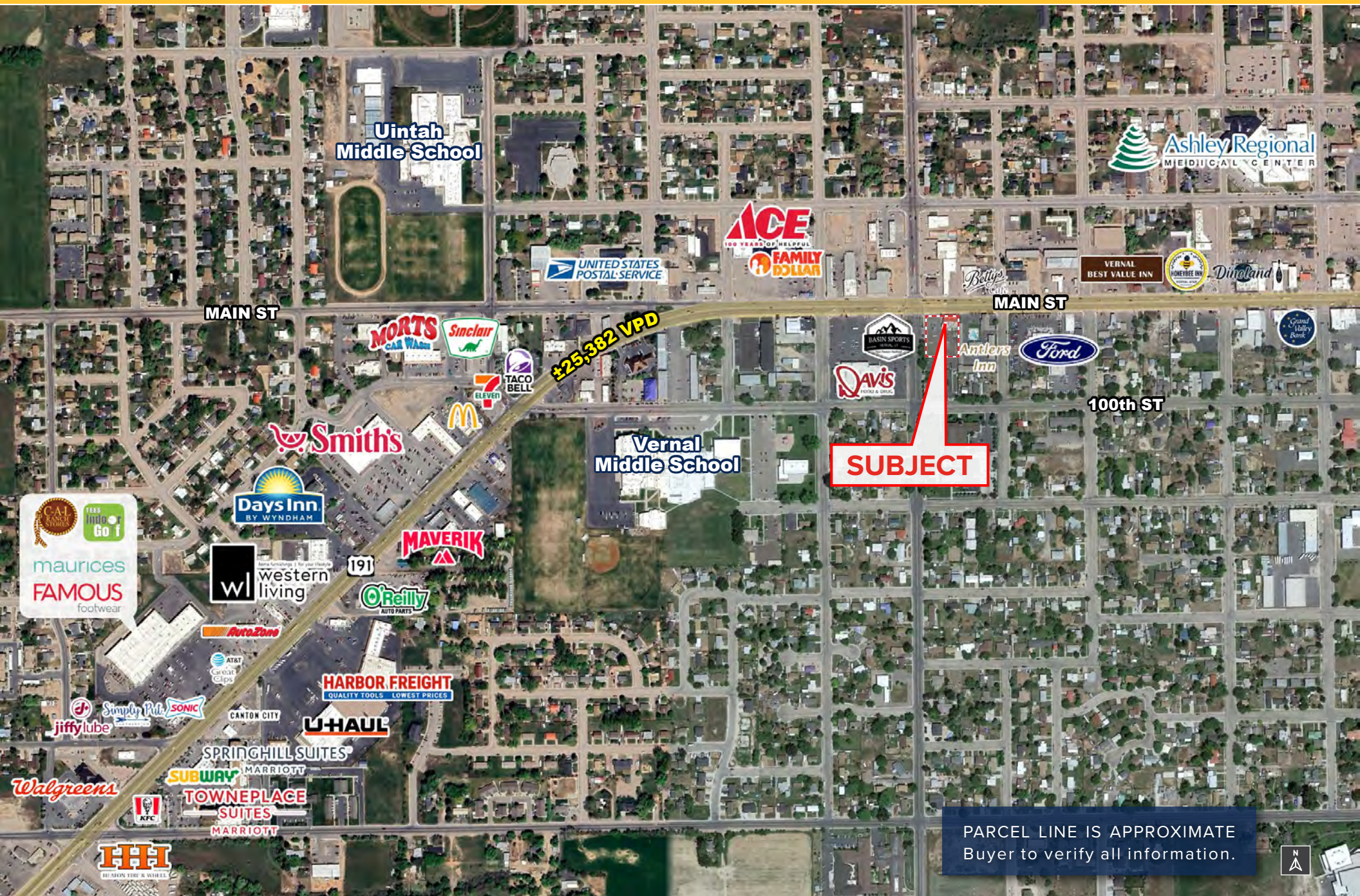
Actual Site



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PARCEL LINE IS APPROXIMATE
Buyer to verify all information.



Uintah Middle School

Ashley Regional MEDICAL CENTER

UNITED STATES POSTAL SERVICE

ACE 100 YEARS OF HELPFUL FAMILY DOLLAR

VERNAL BEST VALUE INN

HONEYBEE INN

Dineland

MAIN ST

MAIN ST

MORTS CAR WASH Sinclair

7 ELEVEN TACO BELL

\$25,362 VPD

BASIN SPORTS

Antlers Inn

Ford

100th ST

Vernal Middle School

SUBJECT

Smith's

Days Inn BY WYNDHAM

western living

MAVERIK

O'Reilly AUTO PARTS

AutoZone

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

U-HAUL

SPRINGHILL SUITES MARRIOTT

SUBWAY

TOWNEPLACE SUITES MARRIOTT

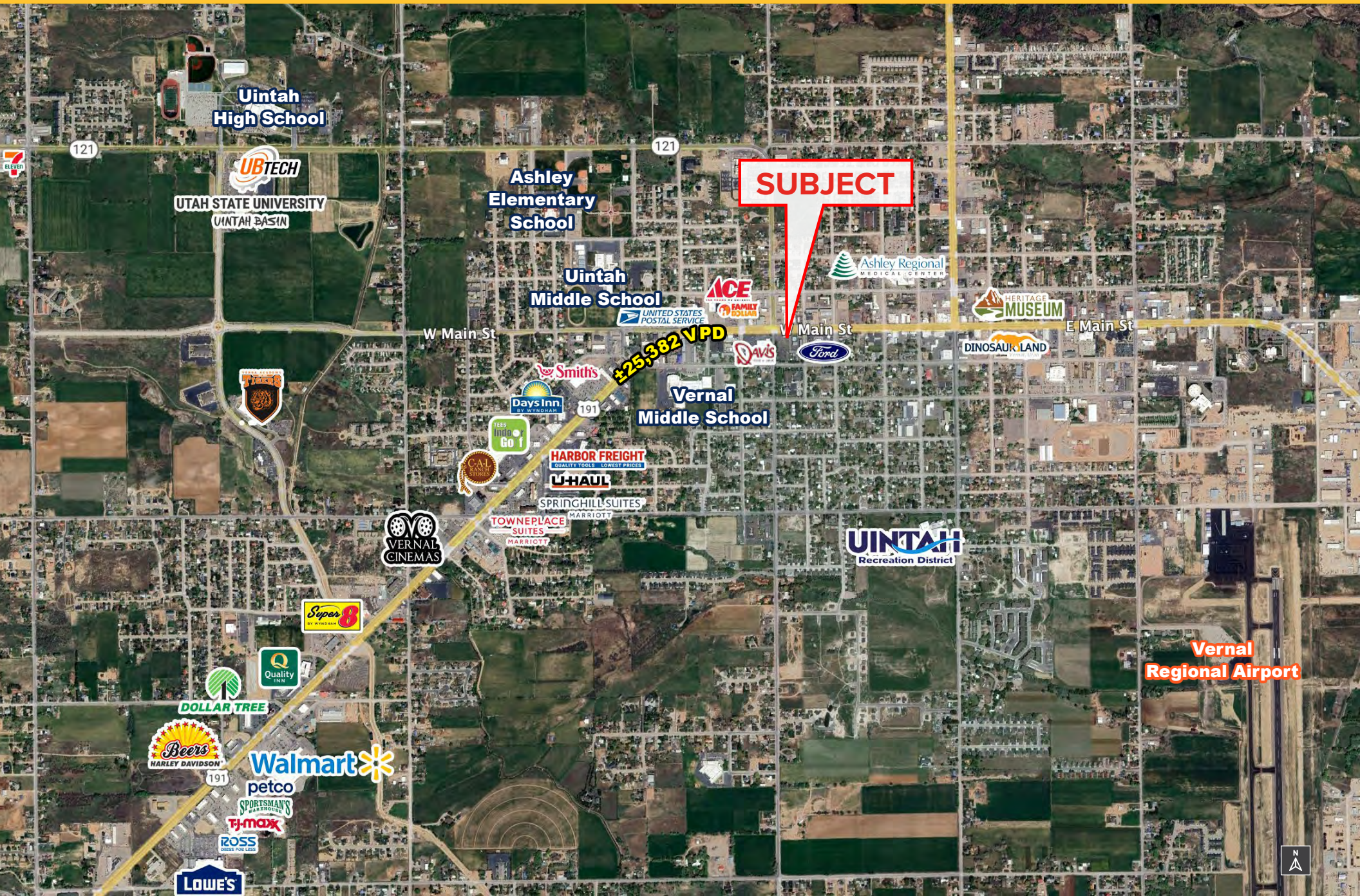
maurices FAMOUS footwear

Walgreens

HHI

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Uintah High School

UBTECH
UTAH STATE UNIVERSITY
UINTAH BASIN

Ashley Elementary School

Uintah Middle School

Vernal Middle School

SUBJECT

Ashley Regional Medical Center

HERITAGE MUSEUM

DINOSAUR LAND

W Main St

V Main St

E Main St

25,382 VPD

Smith's

Days Inn

Go!

SAINT

HARBOR FREIGHT

U-HAUL

SPRINGHILL SUITES

TOWNEPLACE SUITES

VERNAL CINEMAS

UINTAH Recreation District

Super 8

Quality Inn

DOLLAR TREE

Beers HARLEY DAVIDSON

Walmart

petco

SPORTSMAN'S

TJ-maxx

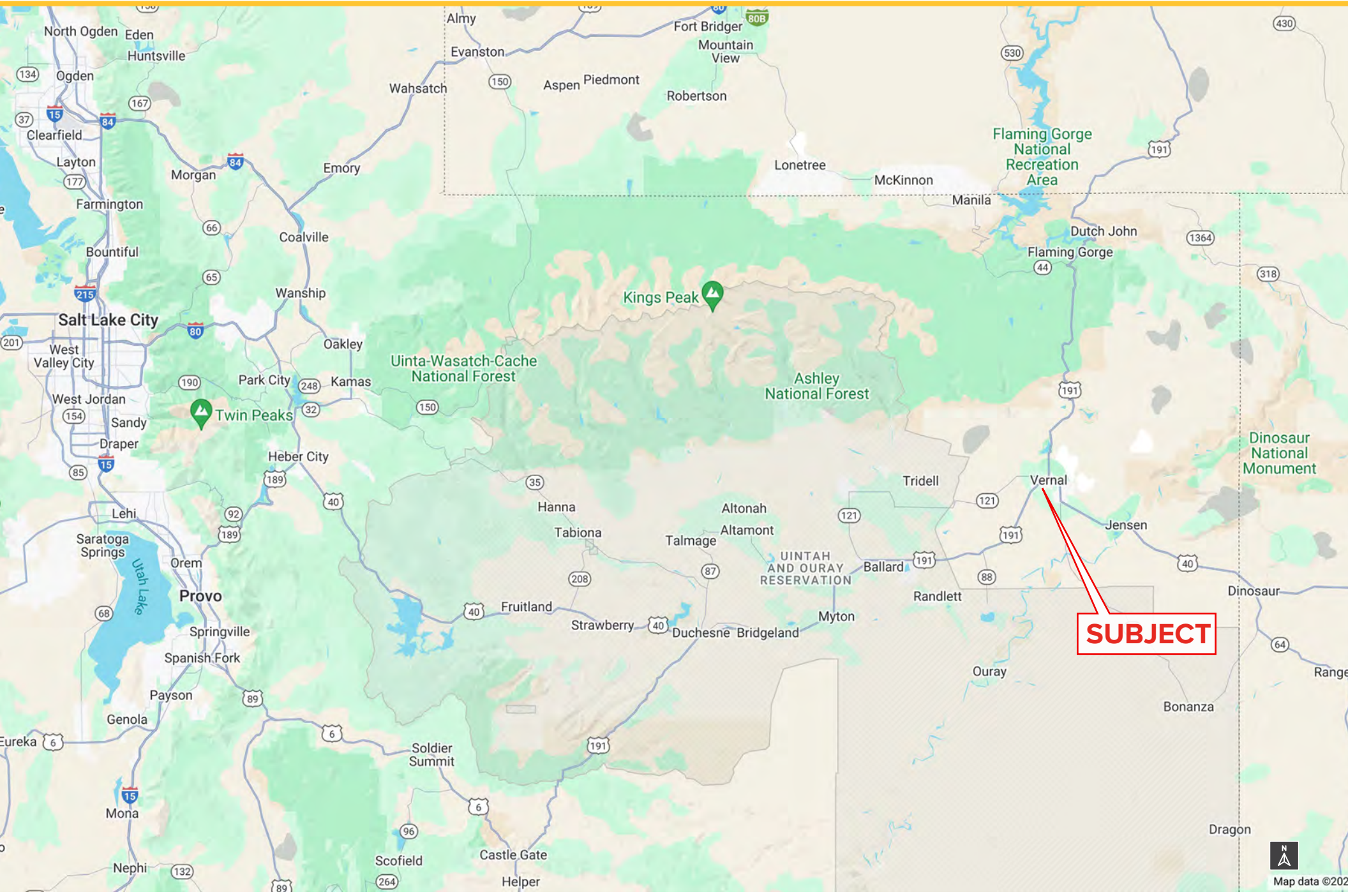
ROSS

LOWE'S

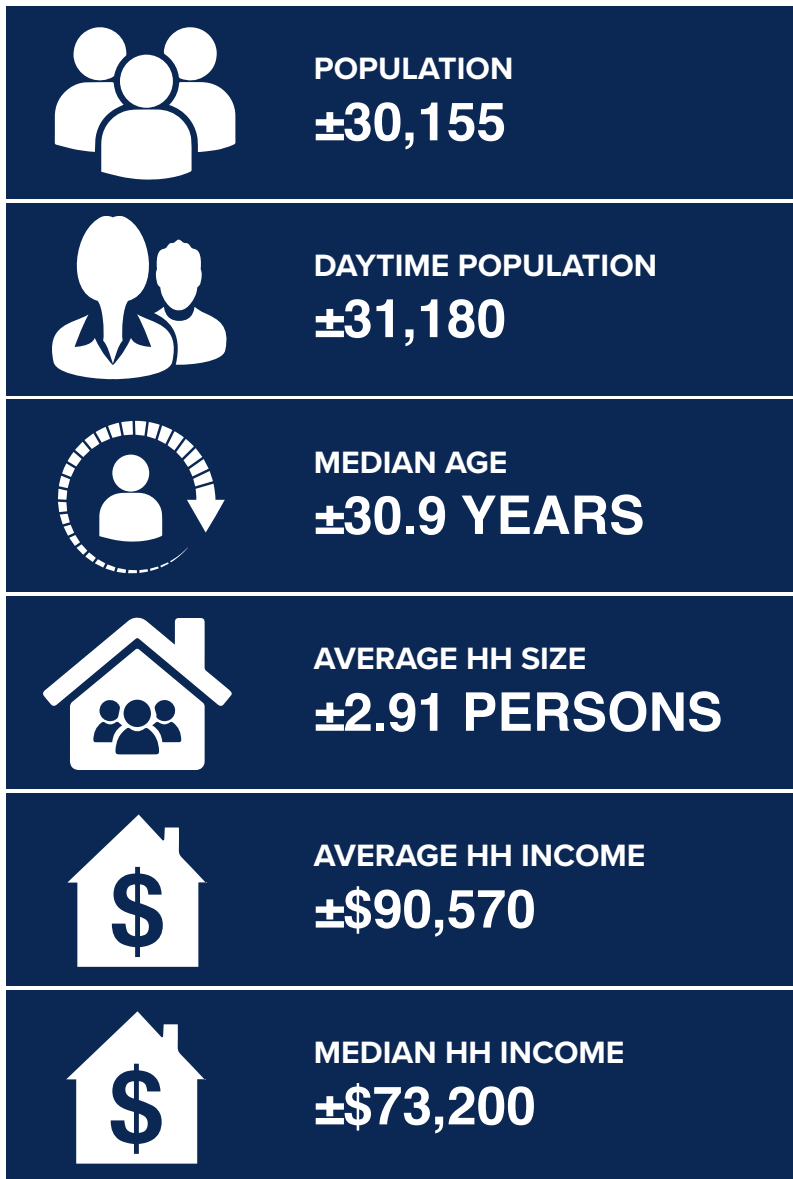
Vernal Regional Airport



VERNAL, UT



2022 DEMOGRAPHICS WITHIN 84078 ZIP CODE



Source: 2023 Realtors Property Resource

ABOUT VERNAL

Vernal, the county seat and largest city in Uintah County, is in northeastern Utah, approximately 175 miles east of Salt Lake City and 20 miles west of the Colorado border. As of the 2020 census, the city population was 10,079. The population has since grown to 10,432 as of the 2022 population estimate.

Vernal is located on the northern edge of the Colorado Plateau and south of Flaming Gorge National Recreation Area on the Utah-Wyoming state line. The city is in a high desert area of the Colorado Plateau.



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